

# \$559,900 - 5240 Marlborough Place Ne, Calgary

MLS® #A2206808

**\$559,900**

5 Bedroom, 3.00 Bathroom, 1,128 sqft  
Residential on 0.16 Acres

Marlborough, Calgary, Alberta

Charming & Established Bungalow in  
Marlborough – With a Basement Suite!

Welcome to this inviting bungalow in the heart of Marlborough, offering spacious living, timeless charm, and an income-generating basement suite. Situated on an elevated lot with mature landscaping, this home exudes warmth and character while providing a functional layout perfect for families or investors alike.

Inside, the main level features a bright living area, a well-appointed kitchen, and generously sized bedrooms, creating a comfortable and inviting space. Large windows bring in ample natural light, enhancing the home's cozy appeal.

The fully developed basement boasts a separate suite with its own kitchen, spacious family room, three additional bedrooms, and a full bathroom – ideal for extended family or rental income.

This home sits on a spacious lot with mature landscaping and well-maintained interiors with timeless finishes. Large windows throughout allow for plenty of natural light, creating a welcoming atmosphere. Located in an established community, it is close to parks, schools, shopping, and transit, making it a highly desirable option for homeowners and investors alike.



Whether you're looking for a comfortable family home, an investment property, or both, this Marlborough gem has it all. Don't miss out—schedule your showing today!

Built in 1975

### Essential Information

MLS® #	A2206808
Price	\$559,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,128
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5240 Marlborough Place Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Z9

### Amenities

Parking Spaces	2
Parking	None

### Interior

Interior Features	Separate Entrance, Storage
Appliances	Central Air Conditioner, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Irregular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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