

# \$629,900 - 5031 Marian Road Ne, Calgary

MLS® #A2195587

**\$629,900**

4 Bedroom, 2.00 Bathroom, 1,425 sqft  
Residential on 0.15 Acres

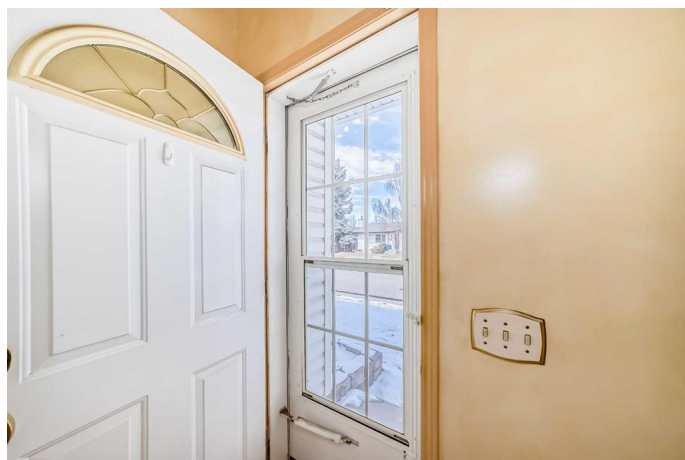
Marlborough, Calgary, Alberta

Charming 1,425 Sq Ft Bungalow on a Prime Corner Lot in Marlborough! Located on a sought-after street, this well-maintained bungalow with CENTRAL AIR CONDITIONING offers space and comfort. The main level features hardwood floors throughout, a separate dining room, RENOVATED KITCHEN with an eating area, and a spacious living room with a gas fireplace and IN-FLOOR HEAT—perfect for gatherings. Three bedrooms and a full bath complete the floor. The lower level includes an extra bedroom, second full bath, SAUNA, hobby room, and a large rec room waiting for your creative touch. Outside, enjoy a NEW DECK, two sheds, a greenhouse, and an OVERSIZED HEATED GARAGE—ideal for storage or projects. Minutes to Marlborough Mall, schools and all amenities. Don't miss this fantastic opportunity! Call today for a showing!

Built in 1969

## Essential Information

MLS® #	A2195587
Price	\$629,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,425
Acres	0.15



Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5031 Marian Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A2X8

### **Amenities**

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Storage, Bookcases, Granite Counters, Vinyl Windows, Sauna
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Gas Dryer, Gas Stove, Water Softener
Heating	Central, In Floor, Forced Air, Natural Gas, Exhaust Fan, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Insert, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Awning(s)
Lot Description	Back Yard, Rectangular Lot, Back Lane, Corner Lot, Front Yard, Landscaped, Paved
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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