

# \$639,000 - 23 Marbank Way, Calgary

MLS® #A2237390

**\$639,000**

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

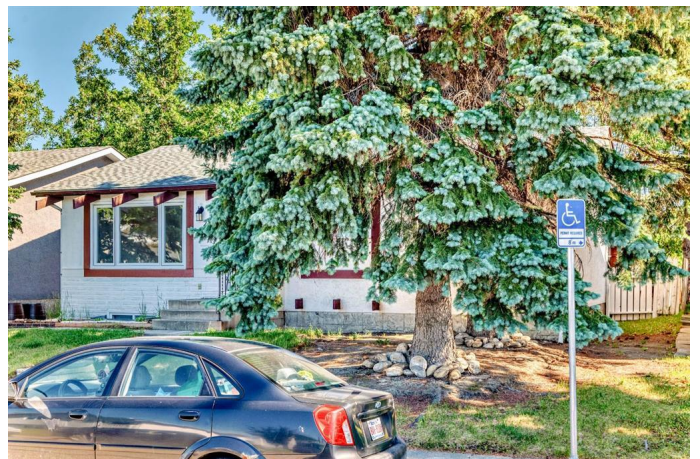
Welcome to 23 Marbank Way NE, an incredible opportunity to own a thoughtfully updated property in one of NE Calgary's most convenient locations! This charming and upgraded bungalow features New Windows, 4 Bedrooms, and 2 Full Bathrooms—offering an ideal layout for families, investors, or multi-generational living. The main floor has been newly renovated, showcasing stylish finishes, modern lighting, and a refreshed kitchen that's both functional and inviting. Downstairs, you'll find a LEGAL BASEMENT SUITE with a private entrance, a perfect setup for rental income or as a mortgage helper. The home sits on a large lot with a double detached garage, and the fully fenced backyard provides great space for kids, pets, or future landscaping ideas. Located close to schools, public transit, shopping, parks, and with quick access to major routes, this home offers exceptional convenience and versatility. Whether you're an investor looking for a turnkey income property or a homeowner hoping to offset your mortgage, this home delivers on value and potential. Don't miss your chance—schedule your viewing today!

Built in 1972

## Essential Information

MLS® # A2237390

Price \$639,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,050       |
| Acres          | 0.11        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 23 Marbank Way |
| Subdivision | Marlborough    |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T2A 4A2        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island                                                         |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Exterior Entry, Finished, Full, Suite                                                  |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                          |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Stucco, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 121            |
| Zoning         | RC-G           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.