

# \$595,000 - 69 Marbrooke Circle Ne, Calgary

MLS® #A2206158

**\$595,000**

4 Bedroom, 3.00 Bathroom, 1,218 sqft  
Residential on 0.14 Acres

Marlborough, Calgary, Alberta

**\*\* OPEN HOUSE SATURDAY, APRIL 12TH FROM 1-4PM \*\*** An immaculately maintained home, nestled on a quiet, neighbourly street in the amenity rich community of Marlborough! Encompassing true pride of ownership for over 55 years, 69 Marbrooke Circle NE is as impressive as it is livable. With nearly 2,400 Sq. Ft. of living space, this commodious residence comfortably hosts 4 Bedrooms, 2 Full Baths including the unique main level "Dual Bathroom" with Granite Countertops. A fully fenced SOUTH EXPOSED Backyard includes RV/Trailer Parking, Rear Paved Lane Access with a Double Detached Oversized Garage, and additional Front Driveway Parking leading to the Second Garage Space - Single Attached, all on the Over 5,900 Sq. Ft. Lot! The main level features 8 Foot Doors and Exceptionally Kept Linoleum and Carpet Flooring merge the Living Room, Dining Area, and 3 of the 4 bedrooms. The main floor is completed by the Spacious U-Shaped Kitchen with Abundant Countertop Space, Solid Wood Cabinetry, and Stainless Steel Appliances. A Separate Entrance leads to a Finished Basement showcasing a Large Bedroom, Laundry Room, Spacious Living Area, Recreation Space with Bar, and a 4-Piece Bathroom with Tub/Shower Combo. Superbly located just steps away from nearby Schools, Parks, Public Transit and LRT. Enjoy Dining, Shopping, and endless Amenities within minutes at Marlborough and Sunridge Malls. Only 7 Minutes to the Peter Lougheed Hospital



and 10 minutes to Downtown Calgary! A turn-key Family Home or Lucrative Investment Opportunity! Experience this impressive home for yourself. Schedule a showing with your Favorite REALTOR® today!

Built in 1968

### Essential Information

MLS® #	A2206158
Price	\$595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,218
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	69 Marbrooke Circle Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A2W7

### Amenities

Parking Spaces	6
Parking	Parking Pad, Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Faces Front, Garage Faces Rear, RV Access/Parking, Single Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Bar, Granite Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Back Lane, Garden
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	14
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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