

\$597,000 - 4419 Marlborough Drive Ne, Calgary

MLS® #A2262104

\$597,000

5 Bedroom, 2.00 Bathroom, 977 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

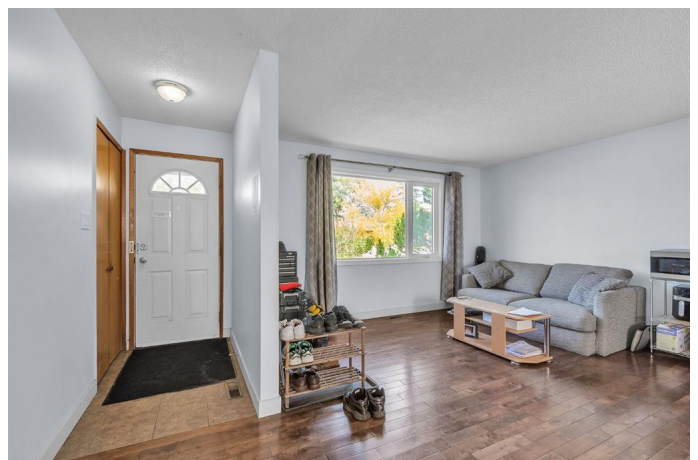
Welcome to 4419 Marlborough Drive NE, a high income-earning smart investment opportunity and versatile family home in one of Calgary's most accessible communities.

This property is ideally located on a transit-friendly street with bus service and the Marlborough C-Train station just a 5-minute walk away, making commuting or getting around the city effortless.

One of the standout features of this property is the SEPARATE ENTRANCE to a developed basement illegal suite with a full kitchen and full bathroom. This property also has a detached, oversized double detached garage with extra-tall height, accessible from the alley – perfect for mechanics, hobbyists, extra storage, or larger vehicles.

The main level offers comfortable living with bright, open spaces and THREE (3) well sized bedrooms and a FULL bath, while the basement has a separate entrance and is illegal suited, complete with TWO (2) additional bedrooms, a FULL KITCHEN and another FULL BATH. Whether you're looking to house extended family, create a private space for older children, or generate rental income, this setup offers incredible flexibility.

The location is hard to beat: steps from schools, green spaces, Marlborough Mall with Walmart and major retailers, and just minutes from Home Depot, Canadian Tire, and plenty of shopping and dining options. With quick



access to downtown and major routes, daily living couldn't be easier. Whether you're an investor seeking steady income, or a buyer looking for a property with built-in flexibility, this home checks all the boxes.

Built in 1971

Essential Information

MLS® #	A2262104
Price	\$597,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	977
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4419 Marlborough Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Z4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance, Stone Counters
-------------------	--

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer, Freezer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	Grand 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.