\$519,900 - 46 Marbrooke Circle Ne, Calgary

MLS® #A2245286

\$519,900

4 Bedroom, 2.00 Bathroom, 1,062 sqft Residential on 0.13 Acres

Marlborough, Calgary, Alberta

Open house Aug 4th 12:00pm- 4:00 pm Welcome to this beautifull bi-level home offering exceptional curb appeal and a prime location on a quiet, family-friendly street. Step inside to discover a bright and inviting main level with big windows, gleaming hardwood, and tile flooring throughout. The kitchen provides a modern and functional space for everyday living.

The lower level presents a fantastic opportunity to add your personal touch. It features two additional bedrooms, a full bathroom, and a spacious rumpus roomâ€"ideal for a recreation area, home gym, or media space.

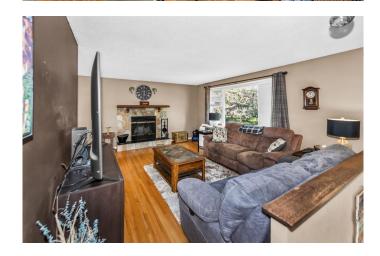
Outdoors, the property truly shines. The professionally landscaped yard boasts raised flower beds and a generous deck perfect for summer entertaining. making this yard as family-friendly as it is beautiful.

Car enthusiasts and hobbyists will fall in love with the oversized double garage. Fully heated and drywalled, it comes equipped with 220-volt power and multimedia cabling, offering ample room for a workshop, storage, and even space for an RV.

Combining thoughtful updates, outdoor living, and unbeatable functionality, this home is move-in ready and full of potential for future customization. Don't miss your chance to own this standout propertyâ€"schedule your







Built in 1968

Essential Information

MLS® # A2245286 Price \$519,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2

Square Footage 1,062
Acres 0.13
Year Built 1968

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 46 Marbrooke Circle Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 2W4

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Open Floorplan, Natural Woodwork

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Lighting, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 3rd, 2025

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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