

# \$575,000 - 4827 Mardale Road Ne, Calgary

MLS® #A2224911

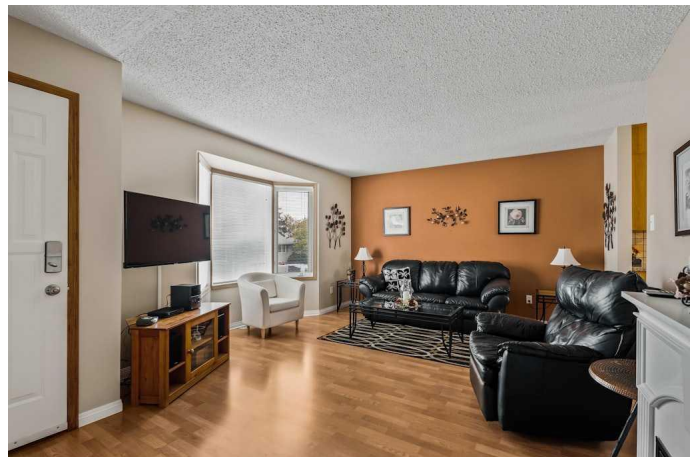
**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.12 Acres

Marlborough, Calgary, Alberta

This move-in ready home is being sold for the first time by the original owner and is now available for another family to begin making new memories. It isn't often pride of ownership shines through in a property, but when it does it's a thing of beauty. More recent elements in the home which have been replaced are; fridge and dishwasher (2023), fencing (2020), furnace (2018), hot water tank (2017) and roof (2011). The kitchen is an open functional space to prepare for family dinners and the layout provides some separation from the main living area while also giving easy access to the dining area where you will spend that quality time together. The three bedrooms and one bathroom up are connected to the family room, lower bedroom, laundry and another full bathroom via the rear entrance. The backyard is beautifully maintained with the perfect balance of sun and shade which you can enjoy sitting on the large composite deck. You will also come to appreciate the huge, insulated and heated double garage as you turn from the fully paved alleyway. Or, if you need a little more parking there's always the paved driveway up the side accessed from the street. Oh and if that's not enough, this home backs onto a giant schoolyard with grassy fields and a play ground so you'll never have to worry about your kids crossing any dangerous streets to play with their friends. However, being so close you may want to keep a few extra popsicles on hand for those same friends on hot summer days. A



house is just four walls and a roof over your head. A home is a head full of memories youâ€™ll cherish forever. So, are you ready for your new home?

Built in 1973

**Essential Information**

MLS® #	A2224911
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4827 Mardale Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4H1

**Amenities**

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Front Drive, Garage Faces Rear, Insulated, Oversized, 220 Volt Wiring
# of Garages	2

**Interior**

Interior Features	Closet Organizers
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Backs on to Park/Green Space, Landscaped, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	38
Zoning	R-CG

## Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.