

\$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

Welcome to this beautiful 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 room—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.

Roof replaced in 2013, new furnace installed in 2017, and hot water tank updated in 2015. Furnace has been serviced annually since installation, and ducts are cleaned every year. Home has been well-maintained with no repairs needed — truly move-in ready! 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 property—schedule your viewing today!

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	Natural Woodwork, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
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
Days on Market	43
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.