\$579,900 - 4419 Marlborough Drive Ne, Calgary

MLS® #A2262104

\$579,900

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 â€" 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 \$579,900

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, Freezer, Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

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 28

Zoning R-CG

Listing Details

Listing Office Grand Realty

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