

# \$639,000 - 23 Marbank Way, Calgary

MLS® #A2237390

**\$639,000**

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

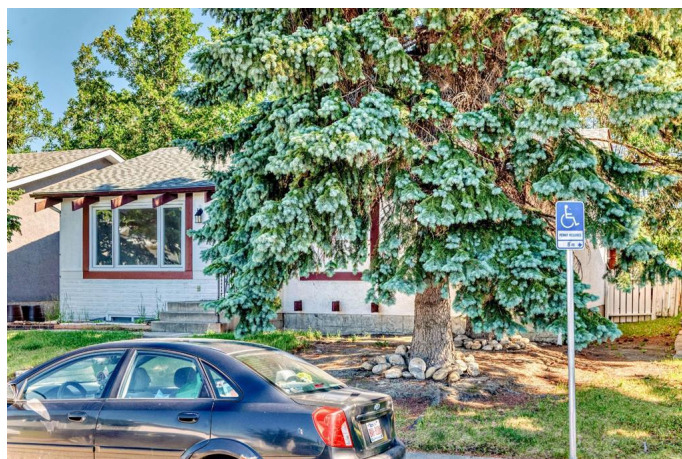
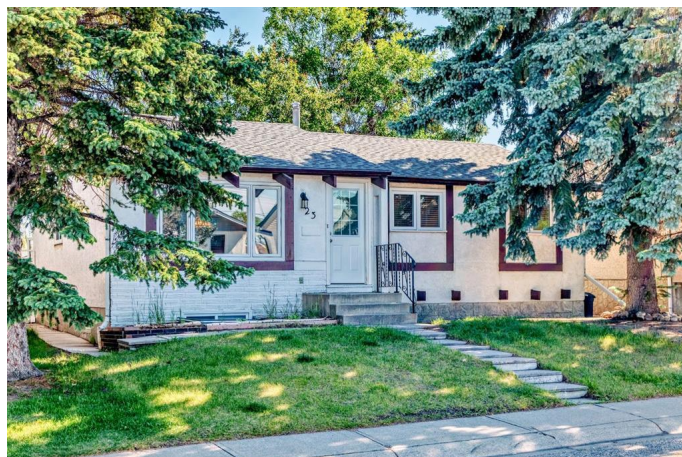
Welcome to 23 Marbank Way NE, an incredible opportunity to own a thoughtfully updated property in one of NE Calgary's most convenient locations! This charming and upgraded bungalow features New Windows, 4 Bedrooms, and 2 Full Bathrooms—offering an ideal layout for families, investors, or multi-generational living. The main floor has been newly renovated, showcasing stylish finishes, modern lighting, and a refreshed kitchen that's both functional and inviting. Downstairs, you'll find a LEGAL BASEMENT SUITE with a private entrance, a perfect setup for rental income or as a mortgage helper. The home sits on a large lot with a double detached garage, and the fully fenced backyard provides great space for kids, pets, or future landscaping ideas. Located close to schools, public transit, shopping, parks, and with quick access to major routes, this home offers exceptional convenience and versatility. Whether you're an investor looking for a turnkey income property or a homeowner hoping to offset your mortgage, this home delivers on value and potential. Don't miss your chance—schedule your viewing today!

Built in 1972

## Essential Information

MLS® # A2237390

Price \$639,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	23 Marbank Way
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4A2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	33
Zoning	RC-G

**Listing Details**

Listing Office	eXp Realty
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