



23 Marbank Way NE
Calgary, Alberta

MLS # A2291649



\$559,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions: Shed

Back on the Market due to Financing. Welcome to 23 Marbank Way NE, where opportunity meets smart living. This beautifully updated bungalow offers 4 bedrooms and 2 full bathrooms, perfectly designed for families, investors, or multi generational living. Step inside to a renovated property, featuring modern finishes, upgraded lighting, and a sleek, functional kitchen that flows seamlessly into a bright and inviting living space, perfect for both relaxing and entertaining. Downstairs, a LEGAL basement suite with its own private entrance unlocks strong rental potential or the perfect mortgage helper. Sitting on a generous lot, this home also features a double detached garage and a fully fenced backyard with plenty of room for kids, pets, and future possibilities. Located in a highly convenient Northeast Calgary community, close to schools, parks, shopping, transit, and major routes, this property delivers both lifestyle and long-term value. Whether you're looking to invest or live smarter, this is a home that works for you. Book your private showing today.