



**165 Marbrooke Circle NE**  
**Calgary, Alberta**

**MLS # A2305860**



**\$589,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home		

**Inclusions:** N/A

Welcome to 165 Marbrooke Circle NE, a well-kept bungalow in the established community of Marlborough, offering a bright and functional layout with excellent space inside and out. A south-facing front exposure brings natural light into the inviting living room, where a large picture window overlooks the front yard. The kitchen offers warm oak cabinetry, tile backsplash, white appliances, ample counter space, and a comfortable eating area, making the main floor practical for everyday living. Three bedrooms and a 4-piece bathroom complete the upper level. Downstairs, the finished basement expands the home with a large recreation/games room, an additional bedroom, 3-piece bathroom, laundry/mechanical area, and plenty of storage. A rear entry adds convenience and flexibility, leading out to the spacious fenced yard with patio area, mature trees, and room to garden, relax, or entertain. The rear lane provides access to TWO detached garages, an outstanding feature for parking, storage, hobbies, vehicles, or workshop space. With Marlborough Mall, major bus routes, Memorial Drive, 52 Street, 36 Street, and Marlborough LRT Station all within easy reach! This is a fantastic opportunity for buyers seeking space, function, garage value, and long-term potential in a convenient Calgary location. Updates over the last few years, copper plumbing, - new overhead door (big garage) 2016, new storm doors front and back & railings installed 2025 - Furnace tune up & ducts, cleaned 2025, new soffit and fascia eavestrough on garages 2025, Leaf covering on house eavestroughs so no clogging 2024 or 2025, kitchen updated 2020 with new granite counter top, sink & stove, new glass in kitchen bay window 2020, New hot water tank 2023, New living room window 2001, Washer & dryer 2007, Updated bathrooms less than 5 years old - roof shingles on house and both garages

approx 10 yrs, the majority of the windows, all replaced over the last few years, Non smoking house - Hardwood in living room, hallway and all main floor bedrooms bedrooms!