



5104 Marshall Road NE
Calgary, Alberta

MLS # A2311084



\$569,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,095 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Private, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: Freezer, Window Blinds, Storage Shed

Welcome to this well-maintained bungalow located in the established community of Marlborough with a very accessible location near schools, parks, shopping, public transit, and quick access to downtown and major roads including Memorial Drive and 16 Avenue. Situated on a corner lot, this home offers excellent space, functionality, and future potential. The main floor features almost 1,100 sq ft of living space with hardwood flooring throughout most of the main level, 3 well-sized bedrooms, and a 4-piece full bathroom. The bright and spacious living room flows nicely into the dining area, while large windows bring in plenty of natural light. The kitchen offers a practical layout with added privacy from the main living area. Separate entrance to the basement adds flexibility and potential. The basement currently features 1 bedroom, another full bathroom, and a huge living area with the possibility of creating an additional bedroom. Part of the utility room was partially finished and converted in 2025 into additional living space with a dining and kitchen area. You can also find the laundry area here. Almost all basement windows were also upgraded to larger windows in 2025. Outside, enjoy the private backyard with multiple sections including a concrete patio, perfect for relaxing or entertaining. Car lovers will appreciate the oversized double detached garage plus a carport for extra covered parking. Additional updates include main floor windows replaced in 2018, hot water tank (2018), furnace (2010), and roof (2017).