



GRASSROOTS
REALTY GROUP

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5132 Marian Way NE
Calgary, Alberta

MLS # A2313211



\$504,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,185 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: storage shed, garage shelving & cabinets, white shelves in kitchen

Welcome to this fantastic detached bungalow that has been lovingly cared for by the current owners for over 35 years! Excellent location on a quiet street in Marlborough just 5 houses down from a park and playground! Easy access to Memorial Drive and 16th Ave, a 6 minute bike ride to Marlborough mall or LRT station, 5 min walk to elementary school, and a 10 min walk to junior high school. This spacious 1185 sq ft home offers 3 bedrooms and 2.5 bathrooms. Brand new windows on main floor in Nov 2025! Step in to a generous living room with large SE-facing windows and a large dining room. The kitchen has white cabinetry, tile floor, and a stainless steel fridge with water/ice maker. The primary bedroom offers his and hers double closets plus a convenient 2-pce ensuite bathroom. Two great sized kids' rooms plus a 4-pce main bathroom complete the main floor. Oversized 8 ft doors and hardwood flooring in the main living area, laminate in the bedrooms, and tile in the kitchen & bathroom. Excellent development potential in the basement with a separate back entrance, flat ceiling in the large rec room, 2 dens, laundry/storage, and 3-pce bathroom. Newer hot water tank and the roof is about 8 years old This home is situated on a wide 5393 sq ft lot with an oversized 23.5 ft x 20ft double detached garage with cabinets and shelving for additional storage plus a shed along the side of the home. The fully fenced yard with mature trees provides lots of privacy in the back yard and a large covered deck makes a great space to enjoy the summer nights. Durable stucco siding on the home and metal siding on the garage for peace of mind.