



**3811 14 Avenue NE**  
**Calgary, Alberta**

**MLS # A2316180**



**\$559,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Rare Income Property in Marlborough &mdash; 8 Bedrooms, Fully Refreshed, and Built for Cash Flow. Opportunities like this don't come around often. Situated in the established northeast community of Marlborough, this fully updated property is purpose-built for savvy investors or owner-operators looking to maximize monthly income from day one. The home offers eight legal-sized bedrooms across two full baths and a half bath &mdash; currently operating as a successful room rental configuration with great tenants already in place. Every bedroom features egress windows and is built to standard building code, giving you the peace of mind that comes with doing things right. A brand new furnace installed in 2025, along with a full property refresh, means you're inheriting a turnkey asset &mdash; not a project. The large lot gives residents room to breathe, with a double detached garage adding both practical value and additional appeal for tenants who need it. The location works hard for you too. Marlborough C-Train Station is minutes away, connecting residents directly to downtown and the rest of the city without a car. Major bus routes crisscross the area, making this one of northeast Calgary's most transit-accessible addresses. Day-to-day life is equally convenient &mdash; Marlborough Mall, Walmart, Safeway, and a diverse mix of restaurants and cafes are all within reach. Village Square Leisure Centre, with its twin arenas, wave pool, and fitness facilities, is just to the north. Pacific Place, T&T Supermarket, Canadian Tire, and Real Canadian Superstore are minutes away on the other side of 16th Avenue. Whether you're an experienced investor scaling a portfolio or stepping into your first income property, this one offers immediate returns in a location tenants want to be. Call today to review financials and book your private showing.