



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

615 Marian Crescent NE
Calgary, Alberta

MLS # A2332188



\$689,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,174 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

FULLY RENOVATED BUNGALOW | 5 BEDROOMS | ILLEGAL SUITE | DESIGNER FINISHES THROUGHOUT. Welcome to this exceptional, fully renovated bungalow in the established community of Marlborough, where no detail has been overlooked. Showcasing extensive top-to-bottom upgrades, this stunning home combines modern design, quality craftsmanship, and income-generating potential. Step inside and be immediately impressed by the bright open-concept layout featuring luxury vinyl plank flooring throughout, extensive custom millwork, upgraded trim and finishing details, newer vinyl windows, and recessed LED lighting that creates a warm and inviting atmosphere. Every space has been thoughtfully redesigned to offer both style and functionality. The centerpiece of the home is the spectacular chef-inspired kitchen, professionally renovated with sleek custom cabinetry, quartz countertops, a striking full-height backsplash, built-in wall oven, electric cooktop, stainless steel appliances, and an abundance of storage and workspace. Designed for both everyday living and entertaining, this kitchen is sure to impress even the most discerning buyers. The main level offers three spacious bedrooms, each enhanced with custom built-in storage solutions and upgraded finishes. The primary suite features a beautifully renovated 3-piece ensuite, while the additional bedrooms are serviced by a stylish 4-piece bathroom showcasing contemporary fixtures and modern design elements. The fully renovated lower level offers a self-contained (illegal) suite complete with two large bedrooms, a modern kitchen, spacious living area, updated bathroom, and separate laundry facilities. With independent laundry on both levels, this home provides excellent flexibility for multi-generational living or rental income opportunities. Outside, the home boasts outstanding curb

appeal with updated exterior elements, mature landscaping, and a large lot offering plenty of outdoor space to enjoy. Located in one of northeast Calgary's most convenient communities, you'll appreciate being within walking distance to schools, parks, public transit, shopping centres, restaurants, and numerous amenities, with quick access to major roadways for an easy commute. This is a rare opportunity to own a move-in-ready home that has been extensively renovated from top to bottom, offering modern luxury, timeless finishes, and exceptional value in a sought-after location. A must-see property that truly stands out from the competition.