



GRASSROOTS
REALTY GROUP

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4666 marbank Drive
Calgary, Alberta

MLS # A2340731



\$629,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	1,020 sq.ft.	Age:	1971 (55 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Landscaped		

Heating: Central, Natural Gas

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RC 1

Utilities: -

Inclusions: none

FULLY RENOVATED house just few years ago!! ILLEGAL SUITE BASEMENT WITH SEPARATE ENTRANCE!! DETACHED GARAGE!! 6 BEDROOMS!! 2 full BATHROOMS!! 2 Laundries !OVER 1,920 SQFT OF LIVING SPACE!! Welcome to this beautifully updated home offering comfort and functionality plus additional income from the lower level unit,. The main floor features a bright and inviting living room with large windows that fill the space with natural light, along with a cozy and stylish kitchen is equipped with an island, stainless steel appliances, and modern cabinetry, flowing seamlessly into the dining area. This level offers 3 well-sized bedrooms, including a primary bedroom facing back to the yard, along with a full 4-piece bathroom and convenient main-floor laundry. The fully developed illegal suite basement comes with a separate entrance and features 3 additional bedrooms, a spacious recreation room, a kitchen, and a 4-piece bathroom—ideal for extended family or mortgage helper potential. Outside, you'll find a detached garage and a generous backyard space. Conveniently located close to schools, shopping, parks, transit, and other everyday amenities. A move-in-ready opportunity that checks all the boxes to live upstairs and rent downstairs . so you pls call your amazing realtor who is working so hard to bring your dream home in to the reality.