

\$519,800 - 4707 Mardale Road Ne, Calgary

MLS® #A2258658

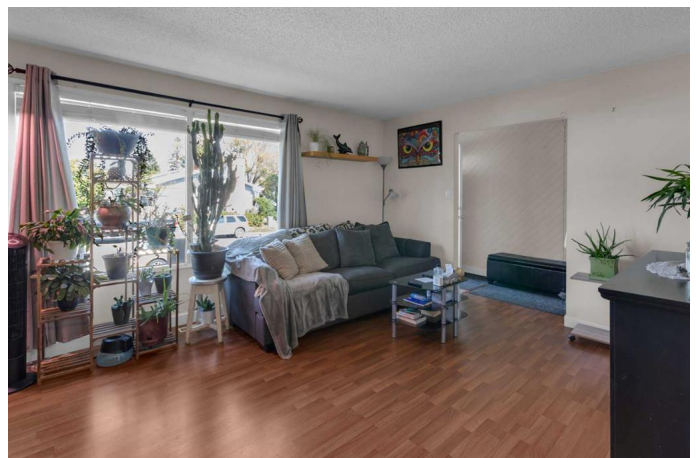
\$519,800

4 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.14 Acres

Marlborough, Calgary, Alberta

HOME SWEET HOME! CALLING ALL INVESTORS AND HOME BUYERS, this is the incredible and affordable opportunity you have been searching for BACKING ON TO A SOUTH FACING GREEN SPACE on a large lot in Marlborough! This well maintained, FULLY DEVELOPED BUNGALOW offers wonderful value and is highlighted by 3 bedrooms, 2 bathrooms and 2,349 SQFT of charming living space throughout. Heading inside you will be greeted by the sun-drenched living room that is highlighted by a cozy brick wood burning fireplace, a bright foyer, formal dining area/ breakfast nook and the wonderful gleaming white kitchen with tons of counter and cabinet space and full appliances. Completing the floor is a 4 piece bathroom, 2 well-sized bedrooms and the amazing primary bedroom with an 2 pce ensuite bathroom. The fully developed basement offers a separate entrance with a large recreation/family room with a rustic wet bar, a den, a full bathroom, tons of storage space and a utility room. Outside, the massive backyard is fully fenced, and exquisitely landscaped with mature trees, a private fenced patio, another stamped patio area and a garden. There is a parking pad that is ideal for 2 vehicles. Perfectly located close to all major amenities including schools, shopping (Marlborough mall, Pacific place, Sunridge mall), parks, public transit(steps away from bus stop and a few minutes drive to the LRT park and ride) and major roadways(16 Ave, Deerfoot Trail and Stoney trail). Whether



youâ€™re an investor, first time home buyer or downsizing, you donâ€™t want to miss out on this GEM. Book your private viewing today!

Built in 1971

Essential Information

MLS® #	A2258658
Price	\$519,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4707 Mardale Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3M6

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Cleared
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.