



THE
A-TEAM

**RE/MAX
FIRST**

54 MARBROOKE Circle, Calgary T2A 2W5

MLS®#: **A2151461** Area: **Marlborough** Listing **07/24/24** List Price: **\$639,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **6,038 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,473**
 Low Sqft:
 Ttl Sqft: **1,473**

DOM

54
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot**
 Park Feat: **Double Garage Detached, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **Ceiling Fan(s), Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`0" x 5`0"	4pc Bathroom	Main	5`0" x 8`11"
Bedroom	Main	12`11" x 8`5"	Bedroom	Main	9`7" x 8`11"
Bedroom - Primary	Main	12`10" x 11`8"	Sunroom/Solarium	Main	9`7" x 9`11"
3pc Bathroom	Basement	7`5" x 4`8"	Bedroom	Basement	9`6" x 11`7"
Bedroom	Basement	14`0" x 10`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5571JK

Remarks

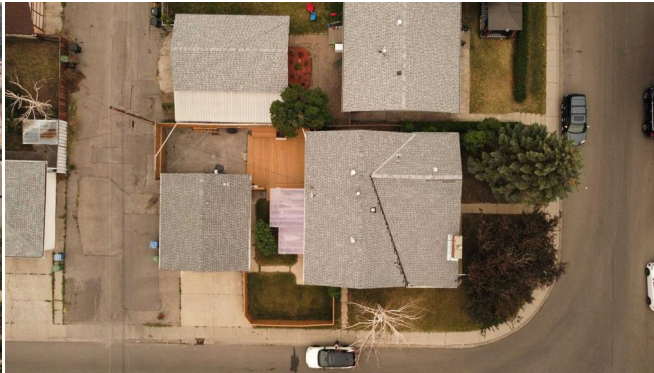
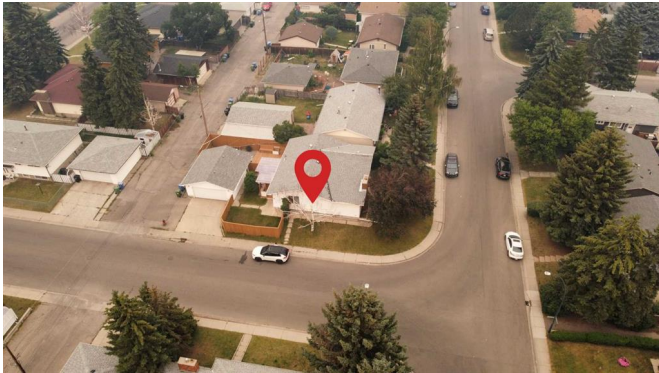
Pub Rmks:

CORNER LOT 55 x 110 FT WITH BACKLANE | Over 2,500 SF LIVING SPACE | INSULATED OVERSIZED 2-CAR GARAGE | RV PARKING PAD | VERY WELL MAINTAINED HOME | Welcome to this rare bungalow with over 2,500 SF Living Space, nestled in the heart of Marlborough with 5 bedrooms and 2+1 bathrooms. Located in a 55 x 110 FT, CORNER LOT with BACKLANE providing a HUGE POTENTIAL FOR REDEVELOPMENT ! The house is situated in a quiet and friendly community, close to schools, parks, shopping, major roadways and all amenities. Step inside to discover a bring and airy living space. Spacious and well-designed, the main floor boasts a connected living room and family room with large window and a fireplace, creating a warm and inviting ambience. The dining room looks out to the back garden which makes your family meals more enjoyable. You'll also find three comfortable bedrooms on the main floor. The primary bedroom features an ensuite 2pc bathroom bringing more privacy for family members. Newer Double Paned Window on through main floor. There is also an additional room that can be used as a home office, playroom, or guest quarters. The Basement with new flooring is finished with an illegal suite with 2 very good sized bedrooms, 3-pc bathroom with standing shower, and large living room with lot of lights through big windows. The second kitchen in the basement is functional with ample counter space, spacious cabinetry, making meal prep a breeze. The backyard beckons with its lush greenery and a spacious deck. Perfect for summer barbecues, morning coffee, or simply unwinding under the open sky. Bonus features for this home are insulated double attached garage, and RV parking pad. Don't miss out on the chance to make this charming property your new home. Schedule a showing today and experience the allure of 54 Marbrooke Circle NE for yourself!

Inclusions:
Property Listed By:

**Basement: Fridge, Stove, Range Hood
CIR Realty**

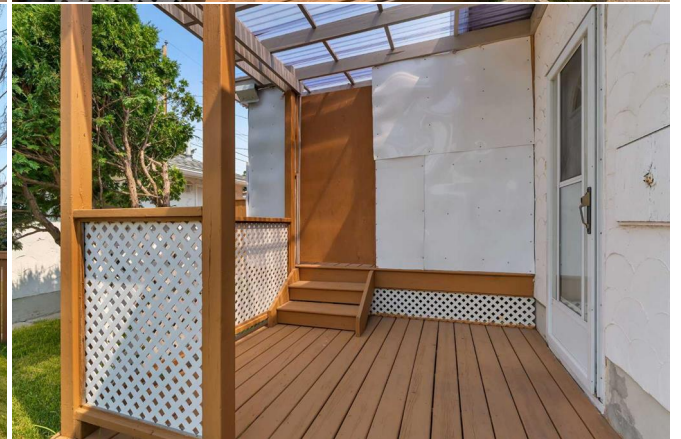
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











54 Marbrooke Cir NE, Calgary, AB

Main Floor Exterior Area 1473.55 sq ft
Interior Area 1392.79 sq ft
Excluded Area 111.95 sq ft



PREPARED: 2024/01/20

While regions are excluded from total floor area in OSQDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

54 Marbrooke Cir NE, Calgary, AB

Basement (Below Grade) Exterior Area 1092.27 sq ft
Interior Area 962.89 sq ft
Excluded Area 0.38 sq ft



PREPARED: 2024/01/20

While regions are excluded from total floor area in OSQDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.