



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4032 MARBANK Drive, Calgary T2A 3J1**

MLS®#: **A2180875**

Area: **Marlborough**

Listing Date: **11/25/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**

Finished Floor Area

Abv Sqft: **1,245**

Low Sqft:

Ttl Sqft: **1,245**

Lot Information

Lot Sz Ar: **4,316 sqft**

Lot Shape:

DOM

**68**

Layout

Beds: **4 (3 1 )**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**  
Park Feat: **Additional Parking,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Wood Frame**

Flooring:

**Carpet,Ceramic Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**

Int Feat:

**Bookcases,Central Vacuum,Closet Organizers,No Animal Home,No Smoking Home,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`5"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>6`1" x 9`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 12`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`3" x 10`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 9`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 10`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 11`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 16`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`8" x 9`3"</b>	<b>Other</b>	<b>Basement</b>	<b>10`0" x 5`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`8" x 12`0"</b>	<b>Laundry</b>	<b>Basement</b>	<b>5`0" x 13`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>30`1" x 21`2"</b>	<b>Storage</b>	<b>Basement</b>	<b>12`11" x 4`1"</b>

**Furnace/Utility Room**

**Basement**

**15`1" x 10`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**679LK**

Zoning:  
**Rcg**

Remarks

Pub Rmks:

**Rare original owner home. Great layout with a large living room and 3 good sized bedrooms. Main bathroom shower was remodelled a few years ago. The main floor also has a separate 2 piece bathroom as well. Good sized kitchen with dining area that would welcome a large table. Downstairs has older Development with a built in bar area. and large family room with a wood burning fireplace with gas lighter. Also including a cold room with shelving, bedroom and 3 piece bath. The furnace and hot water tank were upgraded as well. Property also has air conditioning for those hot summer days. Rear yard has a heated double garage and parking for an additional 2 parking spots or Rv parking. Back alley is paved as well.**

Inclusions:  
Property Listed By:

**Built in Vacuum system and all Attachments, Garage Heater  
CIR Realty**

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





















