



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4320 MARBANK Drive, Calgary T2A 3J2**

MLS®#: **A2194203**

Area: **Marlborough**

Listing Date: **02/12/25**

List Price: **\$749,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,886 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**  
Park Feat: **Single Garage Detached**

DOM

**52**  
Layout  
Beds: **7 (4 3 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`1" x 3`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 10`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`11" x 8`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`9" x 12`7"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`2" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`7" x 18`5"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>4`8" x 8`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`11" x 8`8"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>7`7" x 8`5"</b>

Laundry  
Furnace/Utility Room

Lower  
Lower

8`0" x 7`7"  
14`11" x 25`6"

Game Room  
Bedroom  
Legal/Tax/Financial

Lower  
Main

17`0" x 25`6"  
11`7" x 10`7"

Title:  
**Fee Simple**  
Legal Desc:

**312LK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Charming 7-Bedroom Home with Modern Upgrades! Welcome to this meticulously maintained, newly renovated 7-bedroom home, perfectly situated on a desirable corner lot. Conveniently located near transit, schools, shopping, and restaurants, this property is ideal for larger families seeking comfort and accessibility. Highlights include: Oversized single detached garage New roof installed in 2024 Four new egress basement windows for added light and safety Fresh interior paint throughout Durable, scratch and water-resistant vinyl flooring in the basement Newly added kitchen and laundry facilities on the main floor Water softener for enhanced water quality Currently occupied by tenants who may be willing to stay, this home offers a fantastic investment opportunity while providing ample space for your family. Don't miss out on this gem—schedule your viewing today!**

Inclusions: **none**  
Property Listed By: **Diamond Realty & Associates LTD.**

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





