

# \$450,000 - 4108 Marlborough Drive Ne, Calgary

MLS® #A2261532

**\$450,000**

3 Bedroom, 1.00 Bathroom, 598 sqft

Residential on 0.09 Acres

Marlborough, Calgary, Alberta

This beautifully maintained home has been completely renovated from top to bottom, featuring a brand-new kitchen, modern lighting, stylish new flooring, and fresh paint throughout the main floor. The layout is bright and inviting, perfect for both everyday living and entertaining. All three bedrooms are located in the basement, offering privacy and a quiet retreat for family or guests. The double car garage provides convenience and extra storage, while the generous lot of nearly 4,000 sqft offers ample outdoor space for recreation, gardening, or future expansion. Situated in a prime Marlborough location, this home is right across from the Marlborough Community Association, giving you easy access to recreational programs and community amenities. You're also just minutes from Marlborough Mall, schools, parks, restaurants, and all essential services, with quick access to Memorial Drive, Stoney Trail, and public transit. Ideal for first-time buyers, downsizers, or investors, this home combines modern updates, thoughtful layout, spacious lot, and an unbeatable location in one complete package.

Built in 1971

## Essential Information

MLS® # A2261532

Price \$450,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 598         |
| Acres          | 0.09        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4108 Marlborough Drive Ne |
| Subdivision | Marlborough               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2A 2Z5                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | See Remarks                                                      |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Oven |
| Heating           | Central, Natural Gas                                             |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Electric                                                         |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 16                |
| Zoning         | R-CG              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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