

# \$525,000 - 4609 Marcombe Way Ne, Calgary

MLS® #A2226727

## \$525,000

3 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.12 Acres

Marlborough, Calgary, Alberta

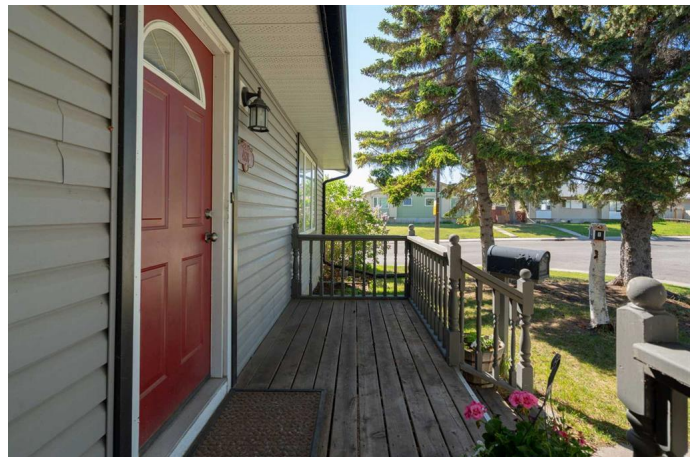
Welcome to 4609 Marcombe Way NE, a beautiful detached home offering exceptional value in Calgary's northeast. Situated on a mature, tree-lined corner lot in a family-friendly community, this well-maintained bungalow features 887 square feet on the main floor and a spacious layout that lives larger than expected.

The main level offers two bedrooms, a bright and functional kitchen and dining area, and direct access to a private deck—ideal for enjoying sunny evenings. The fully developed basement adds nearly 800 square feet of additional living space, including a third bedroom, a three-piece bathroom, a large family room with a cozy wood-burning stove, and plenty of storage.

Updates include newer windows and exterior doors, and the shingles on both the house and garage were replaced in 2021.

The property boasts a large, fully fenced backyard with mature trees—perfect for outdoor living, children, and pets. A 21' x 23' double detached garage is accessed from the rear lane, with additional off-street parking for extra vehicles, an RV, or recreational toys.

Located close to schools, parks, shopping, and transit, this home offers outstanding value for a detached property in Calgary—perfect for families, first-time buyers, or investors.



Book your private showing today!

Built in 1971

### Essential Information

MLS® #	A2226727
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.12
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4609 Marcombe Way Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3G6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Bookcases
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Portable Dishwasher, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

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

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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