

# \$559,900 - 5240 Marlborough Place Ne, Calgary

MLS® #A2206808

**\$559,900**

5 Bedroom, 3.00 Bathroom, 1,128 sqft  
Residential on 0.16 Acres

Marlborough, Calgary, Alberta

Charming & Established Bungalow in  
Marlborough â€” With a Basement Suite!

Welcome to this inviting bungalow in the heart of Marlborough, offering spacious living, timeless charm, and an income-generating basement suite. Situated on an elevated lot with mature landscaping, this home exudes warmth and character while providing a functional layout perfect for families or investors alike.

Inside, the main level features a bright living area, a well-appointed kitchen, and generously sized bedrooms, creating a comfortable and inviting space. Large windows bring in ample natural light, enhancing the homeâ€™s cozy appeal.

The fully developed basement boasts a separate suite with its own kitchen, spacious family room, three additional bedrooms, and a full bathroomâ€”ideal for extended family or rental income.

This home sits on a spacious lot with mature landscaping and well-maintained interiors with timeless finishes. Large windows throughout allow for plenty of natural light, creating a welcoming atmosphere. Located in an established community, it is close to parks, schools, shopping, and transit, making it a highly desirable option for homeowners and investors alike.



Whether you're looking for a comfortable family home, an investment property, or both, this Marlborough gem has it all. Donâ€™t miss outâ€”schedule your showing today!

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206808    |
| Price          | \$559,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,128       |
| Acres          | 0.16        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 5240 Marlborough Place Ne |
| Subdivision | Marlborough               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2A 2Z9                   |

**Amenities**

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| Parking        | None |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Separate Entrance, Storage   |
| Appliances        | Central Air Conditioner, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air   |

|              |                                       |
|--------------|---------------------------------------|
| Cooling      | Central Air                           |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                                  |
| Lot Description   | Back Yard, Corner Lot, Irregular Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame, Wood Siding                                 |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 17              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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