# \$625,000 - 5232 Marshall Road Ne, Calgary

MLS® #A2225565

# \$625,000

5 Bedroom, 2.00 Bathroom, 1,042 sqft Residential on 0.11 Acres

Marlborough, Calgary, Alberta

This beautifully maintained and thoughtfully updated home, featuring over 2,000 square feet of living space, is ideal for single-level living with the bonus of a legal basement suite. Step inside and be greeted by an abundance of natural light streaming through a large southwest facing bay window, highlighting the open-concept floor plan. This charming mid-century home has been lovingly cared for and enhanced with numerous upgrades, including fresh paint, newer flooring, and vinyl windows (2018) throughout the main floor. The kitchen is both functional and tasteful, featuring maple cabinetry, brand-new quartz countertops, and stainless-steel appliances. With generous counter space and ample storage, it's designed to meet the needs of modern living. The main floor is completed by three spacious bedrooms, a full 4-piece bathroom, and the convenience of a stackable washer and dryer. The legal basement suite, completed in 2023, is a standout feature â€" boasting its own bright, modern kitchen with crisp white finishes, two bedrooms, a full 4-piece bathroom, and separate laundry. The basement also includes newer windows, two high-efficiency furnaces, and a hot water tank (all 2023), ensuring comfort and energy efficiency year-round. Additional highlights include a newer air conditioning unit (2023), a large backyard perfect for gatherings, and an oversized two-car garage. Conveniently located just minutes from Memorial Drive, Marlborough Mall, and the Marlborough







C-Train station, this home offers exceptional value and flexibility for homeowners and investors alike.

#### Built in 1968

# **Essential Information**

MLS® # A2225565 Price \$625,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,042 Acres 0.11 Year Built 1968

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 5232 Marshall Road Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 2Y9

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, Quartz Counters Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Window Coverings, Central Air Conditioner

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

# **Exterior**

Exterior Features Garden

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed August 14th, 2025

Days on Market 3

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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