

\$450,000 - 5204 Marbank Drive Ne, Calgary

MLS® #A2262845

\$450,000

5 Bedroom, 2.00 Bathroom, 963 sqft
Single Family on 0.07 Acres

Marlborough, Calgary, Alberta

UPDATED BI-LEVEL W/ 2- BED ILLEGAL SUITE W/ BACKYARD STEPS TO TRANS-CANADA CENTRE! Welcome to 5204 Marbank Drive NE – An amazing rental property that's had a 100% tenancy rate! With rental potential of \$3,000+ per month, this bi-level semi-detached home offers dependable cash flow and excellent long-term value for investors or first time home buyers looking for a mortgage helper. The property includes a finished illegal 2-bed basement suite with a shared side entrance, a total of 3 beds up and 2 beds down, a generous backyard & a paved back lane – the essential setup for a steady, low-maintenance investment in an established, transit-connected area. Step inside and you'll find a bright open-concept main floor with large front windows that bring in plenty of natural light. The functional kitchen with granite countertops, maple cabinetry, and a good-sized island which acts as a central gathering hub, while the living room flows easily into a dedicated dining area. Sliding doors in the dining area open to a sun-filled SW facing balcony, perfect for enjoying a morning coffee! Three spacious bedrooms and a full bathroom complete the upper level, making this floor ideal for a family tenant or an owner-occupant looking to live up and rent down. Downstairs, the lower level offers a fully developed nearly 900 SQFT illegal suite with two bedrooms, a full kitchen, a 3pc bathroom, and generous living area. Outside, the



property offers a fully fenced yard & rear lane access. Location-wise, you are down the block from the TransCanada Centre providing you with plenty of amenities including Save-On-Foods, Tim Hortons, GYMVMT Fitness Centre, and plenty of dining options. You are also 2 blocks away from Chris Akkerman School & walking distance to Bob Edwards school & Tennis Courts. Just a short 5 min drive away is Sunridge Mall, Marlborough Mall with easy C-Train access to the rest of the city, plus several major roadways including Memorial Drive, 16th Ave & Deerfoot Trail. Jumping in the car: Downtown is a 14 min drive (9.2KM), Airport is a 15 min drive (17.2KM), & Banff is a 1hr 37 min drive (133KM). (id:6289)

Built in 1975

Essential Information

Listing #	A2262845
Price	\$450,000
Bedrooms	5
Bathrooms	2.00
Square Footage	963
Acres	0.07
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	5204 Marbank Drive Ne
Subdivision	Marlborough
City	Calgary
Province	Alberta
Postal Code	T2A4H4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Level
Parking Spaces	1
Parking	Other

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Forced air
Cooling	None
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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