

\$535,000 - 5211 Marian Road Ne, Calgary

MLS® #A2213282

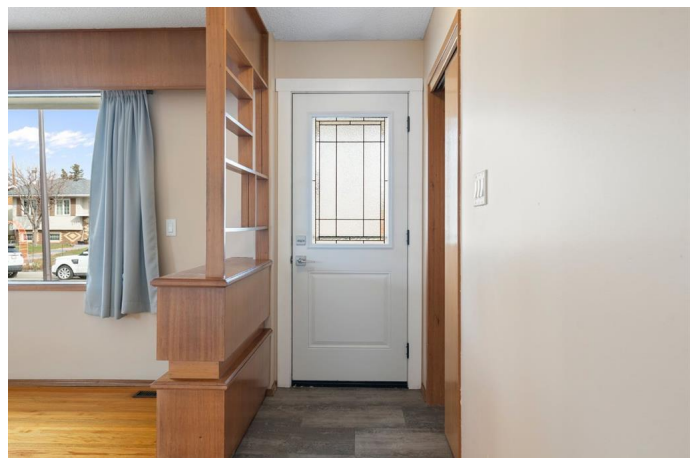
\$535,000

3 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.13 Acres

Marlborough, Calgary, Alberta

Welcome Home. This well-maintained bungalow is ideally located on a lovely street in the established community of Marlborough. Offering an abundance of space and potential for your own personal touches. Stepping inside, you will find the original hardwood floors flowing through a spacious living room that offers comfort and natural light from the large window. The layout continues into a dedicated dining area—perfect for family meals and entertaining. The kitchen features classic wood cabinetry, vinyl plank flooring and plenty of cupboard space for all your storage needs or the perfect footprint for a modern redesign. Down the hall, you’ll find three bedrooms, including a primary suite complete with a private 2-piece ensuite. A full recently renovated 4-piece bathroom serves the additional bedrooms and guests. The basement is currently unfinished, providing endless potential to create the space that suits your lifestyle—whether it’s a home gym, entertainment area, or additional bedrooms or living space. Laundry and ample storage are also found on this level. Outside, enjoy the privacy of your large fully fenced backyard and the convenience of a single detached garage. The shingles were redone in 2018 and HWT tank in 2024. Located close to schools, shopping, parks, and transit, this home is an excellent opportunity for first-time buyers, families or investors looking to personalize a solid property in a great neighborhood.



Built in 1968

Essential Information

MLS® #	A2213282
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,148
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5211 Marian Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Y1

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Smoking Home, Separate Entrance
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Mixed, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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