

# \$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

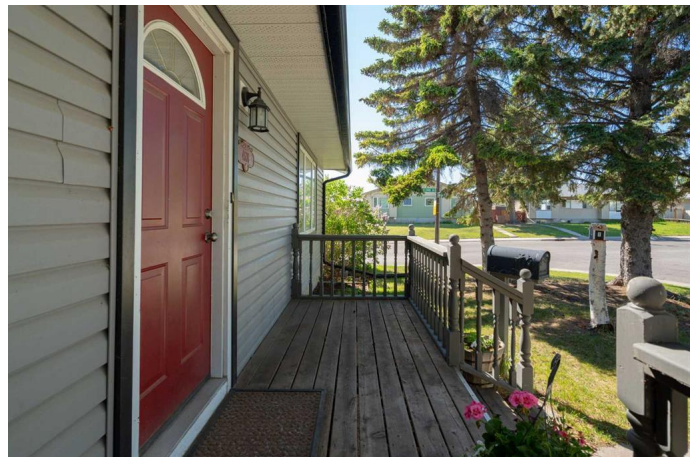
Welcome to 4609 Marcombe Way NE, a beautiful detached home offering exceptional value in Calgary's northeast. Situated on a mature, tree-lined corner lot in a family-friendly community, this well-maintained bungalow features 887 square feet on the main floor and a spacious layout that lives larger than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