

5036 Marshall Road NE
Calgary, Alberta

MLS # A2248385



\$579,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,076 sq.ft.	Age:	1968 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: NA

Fantastic opportunity for a first time home buyer or investor! A well maintained bi-level sitting on a large pie lot located in the desirable and well established community of Marlborough. Formal entrance leads up to the spacious main floor featuring a large living room and dining room with oversized windows bringing in loads of natural light. The well appointed kitchen has lots of cupboard space, a breakfast nook and a back door that leads to your huge backyard and double detached garage. Lots of room to extend the garage and enjoy the space. Down the hall you will find 3 bedrooms and a 4pc, renovated bathroom with soaker tub and finished with ceramic tile. Options are endless in the partially developed basement equipped with 2 large bedrooms, a 4pc bathroom and wet bar. Lots of storage space in the laundry room. This home has original oak flooring and Air Conditioning! Close to restaurants, shops, schools, public transportation, 8 min to the Peter Lougheed Hospital and 11 minutes to downtown Calgary. Don't miss this opportunity and call for your viewing today!