587-899-3773
justin@realtyaces.ca

4639 Marbank Drive
Calgary, Alberta

MLS # A2331169

$515,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	**Age:**	1971 (55 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Ove		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Warming Oven, Deep Freeze, Pergola with Privacy Blinds.

Welcome to this lovingly maintained bungalow where timeless character meets exceptional functionality. Featuring beautiful hardwood floors, classic trim details, and a cozy gas fireplace, this home has been meticulously cared for and thoughtfully updated over the years. The bright and spacious kitchen is designed for both everyday living and entertaining, offering an abundance of cabinetry and counter space, premium Bosch stainless steel appliances, a five-burner cooktop, warming drawer, refrigerator with water and ice dispenser, and a versatile niche perfect for a wine fridge, beverage centre, or home office workspace. The main level offers two generous bedrooms, including a spacious primary with a walk-in closet and a former ensuite that has been converted into a dedicated shower room. The plumbing remains in place, providing an easy opportunity to convert it back into a full ensuite bathroom if desired. The fully developed lower level expands your living space with a large recreation area, an additional full bathroom, flex room that offers excellent potential to serve as a third bedroom with the installation of egress-compliant window, dedicated storage room, cold room, laundry area with soaker sink, and convenient direct rear entrance, creating excellent potential for future legal secondary suite development (subject to City approval). Step outside into your own private south-facing backyard oasis. Enjoy summer evenings on the expansive deck beneath the beautiful pergola with privacy blinds, relax beside the tranquil pond (negotiable), or entertain with the convenience of a natural gas BBQ hookup. Mature crabapple trees, a storage shed, and beautifully landscaped outdoor spaces complete this peaceful retreat. For hobbyists, mechanics, or those needing exceptional storage, the 26’ x 22’ oversized heated garage/shop is a standout

feature. In addition, the expansive 21’ x 22’ RV parking pad easily accommodates recreational vehicles, trailers, or additional vehicles. Additional features and updates include custom honeycomb blinds, speaker wiring throughout, front entry speaker connections, and a newer 40-gallon hot water tank, approximately two years old. This is a rare opportunity to own an immaculately maintained home that combines enduring quality, outstanding functionality, incredible garage and RV parking, and future development potential, all in one exceptional package.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.