587-899-3773
justin@realtyaces.ca

235 Margate Close NE
Calgary, Alberta

MLS # A2352973

$524,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	949 sq.ft.	**Age:**	1971 (55 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: Dishwasher x2, Dryer x2, Electric Stove x2, Refrigerator x2, Washer x2

| NEWLY RENOVATED | 4 BEDS | 2 BATHS | 2 KITCHENS | SEPARATE ENTRANCE | DOUBLE DETACHED GARAGE | Welcome to this beautifully renovated bi-level home located in the established community of Marlborough! Offering 4 bedrooms, 2 full bathrooms, and 2 kitchens, this home is perfect for growing families or those looking for additional living space. As you enter, you're greeted by a bright and inviting living area featuring beautiful vinyl plank flooring that flows into the dining area and kitchen. The kitchen features quartz countertops, a centre island, and plenty of cabinet space. Sliding doors off the kitchen lead to the deck, perfect for enjoying the outdoors. The main level also offers 2 good-sized bedrooms, a 4-piece bathroom, and convenient main floor laundry. Downstairs, you'll find a fully developed basement with a separate entrance, a second kitchen, a spacious recreation room, 2 additional bedrooms, a 3-piece bathroom, and its own laundry. Step outside to enjoy the backyard, complete with a double detached garage and back lane access. Conveniently located close to schools, parks, shopping, public transit, and other everyday amenities. Don't miss out on this fantastic opportunity! Call your favourite agent to book a showing today!

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