

5212 Marshall Road NE
Calgary, Alberta

MLS # A2353554

\$529,777

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Welcome to this well-maintained home on Marshall Road, offering three main-floor bedrooms, thoughtful updates, and an oversized heated garage! Freshly refinished hardwood extends throughout the spacious living room, hallway, and all three generously sized bedrooms. Large, updated windows fill the main floor with natural light, complemented by refreshed paint and casings. The kitchen features upgraded cabinetry, stainless steel appliances, and brand-new flooring, while the recently renovated four-piece bathroom includes an updated vanity, tile work, toilet, and tub. Downstairs, the lower level provides additional living space with a recreation room, bedroom, three-piece bathroom, storage, and laundry area. Flooring is needed, offering an opportunity to add your own finishing touch. Enjoy the spacious yard with a newer concrete sidewalk and patio—plenty of room for summer entertaining, gardening, and outdoor activities. The oversized heated garage, complete with 220-volt power, adds excellent space for parking, storage, or a workshop. Conveniently located close to amenities, this property offers a great combination of comfort, practical updates, and potential!