



4040 Marbank Drive Calgary Alberta

\$515,000

Welcome to this beautifully refurbished detached bungalow, offering 4 BEDROOMS and 2 full BATHROOMS -- ideal for families or savvy investors! The main level welcomes you with a bright, spacious living room featuring a large window that floods the space with natural light. It flows seamlessly into the dining area and a bright kitchen, offering abundant storage and counter space. This open and functional kitchen is perfect for preparing family dinners, with a layout that offers a touch of separation from the main living area while maintaining easy access to the dining space -- perfect for spending quality time together. Three generous bedrooms and a full bathroom complete the upper floor. Step inside to discover a host of recent UPGRADES, including new vinyl plank flooring, fresh paint throughout, upgraded appliances, updated cabinetry and hardware, modern light fixtures, and more. The fully developed lower level features a massive recreation room, ideal for relaxing or entertaining. You'll also find one additional bedroom, a 3-piece bathroom, laundry area, and plenty of storage space. This is an exceptional opportunity for first-time buyers, investors, or families seeking space and flexibility in a fantastic location. Located within walking distance to schools, shopping, transit, and all amenities. Outside, enjoy a concrete patio, an oversized single garage, two additional covered parking spaces, and a large, fully fenced backyard -- perfect for outdoor activities. Situated in a prime location just minutes from Marlborough Mall, Walmart, restaurants, and both bus and train transit. The current owner has operated a licensed daycare/child care business from the home for several years -- a valuable setup for anyone looking to start a home-based business. The basement offers the potential to be converted into a separate suite with its own entrance, with only minor modifi...

Recreational, Games room 24.33 Ft x 17.58 Ft

Bedroom 10.00 Ft x 12.00 Ft

Storage 2.67 Ft x 4.00 Ft

Furnace 15.33 Ft x 12.58 Ft

3pc Bathroom 5.92 Ft x 5.92 Ft

Living room 15.00 Ft x 18.17 Ft

Dining room 10.33 Ft x 9.00 Ft

Kitchen 10.00 Ft x 7.92 Ft

Primary Bedroom 11.25 Ft x 11.83 Ft

Bedroom 9.83 Ft x 8.00 Ft

Bedroom 10.00 Ft x 11.83 Ft

4pc Bathroom 13.75 Ft x 5.00 Ft

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Listing Presented By:



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