



5031 Marian Road Calgary Alberta

\$629,900

BACK ON THE MARKET!!! Charming 1,425 Sq Ft Bungalow on a Prime Corner Lot in Marlborough! Located on a sought-after street, this well-maintained bungalow with CENTRAL AIR CONDITIONING offers space and comfort. The main level features hardwood floors throughout, a separate dining room, RENOVATED KITCHEN with an eating area, and a spacious living room with a gas fireplace and IN-FLOOR HEAT—perfect for gatherings. Three bedrooms and a full bath complete the floor. The lower level includes an extra bedroom, second full bath, SAUNA, hobby room, and a large rec room waiting for your creative touch. Outside, enjoy a NEW DECK, two sheds, a greenhouse, and an OVERSIZED HEATED GARAGE—ideal for storage or projects. Minutes to Marlborough Mall, schools and all amenities. Don't miss this fantastic opportunity! Call today for a showing! (id:6769)

3pc Bathroom 6.25 M x 4.83 M

Bedroom 12.67 M x 11.92 M

Laundry room 19.25 M x 5.58 M

Family room 10.75 M x 22.92 M

Furnace 6.92 M x 9.75 M

Storage 3.25 M x 4.92 M

Sauna 4.58 M x 5.92 M

Other 5.83 M x 9.00 M

Dining room 12.00 M x 13.00 M

Other 19.83 M x 12.75 M

Living room 15.67 M x 20.25 M

Primary Bedroom 12.75 M x 9.83 M

Bedroom 10.50 M x 8.50 M

Bedroom 10.58 M x 8.50 M

4pc Bathroom 9.00 M x 8.50 M

Listing Presented By:



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