



## 4911 Marlborough Drive Calgary Alberta

\$679,000

This well-maintained home is perfect for investors. Located just 10 minutes from downtown, 5 minutes from Marlborough Mall and 3 minutes from the TransCanada Centre, it's also close to schools, shopping centers, and transit. The home features 5 bedrooms and 2 bathrooms, with a common area laundry. There's an illegal basement suite, perfect for rental income, and a double detached garage for extra parking. The stucco exterior adds durability, while the great patio offers an ideal outdoor space. The property is situated on a generous 5,984 sq. ft. lot, and the city recently changed the zoning to R-CG, opening up even more possibilities. R-CG (Residential - Grade-Oriented Infill) is a residential designation primarily for rowhouses, but it also allows for single detached, side-by-side, and duplex homes that may include a secondary suite. This zoning makes the property an even greater investment opportunity with potential for future development! Whether you're a local investor or from Toronto-Ontario, or Vancouver-BC, this deal is perfect for you! Located in the highly sought-after Marlborough community, you'll never run out of tenants thanks to its strong rental demand and proximity to key amenities. Bonus: The current seller is willing to stay as a tenant for a year! Don't miss out on this incredible investment opportunity! (id:6769)

Living room 13.50 Ft x 17.33 Ft

Dining room 8.00 Ft x 10.33 Ft

Kitchen 11.92 Ft x 14.33 Ft

Primary Bedroom 11.50 Ft x 11.92 Ft

Bedroom 9.75 Ft x 11.17 Ft

Bedroom 9.75 Ft x 10.25 Ft

4pc Bathroom 11.50 Ft x 4.92 Ft

Recreational, Games room 12.75 Ft x 28.58 Ft

Kitchen 2.92 Ft x 15.17 Ft

Bedroom 10.50 Ft x 11.25 Ft

Bedroom 11.17 Ft x 10.33 Ft

4pc Bathroom 10.83 Ft x 4.92 Ft

Storage 11.17 Ft x 16.08 Ft

Furnace 5.50 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca