

# \$640,000 - 1071 Marcombe Drive Ne, Calgary

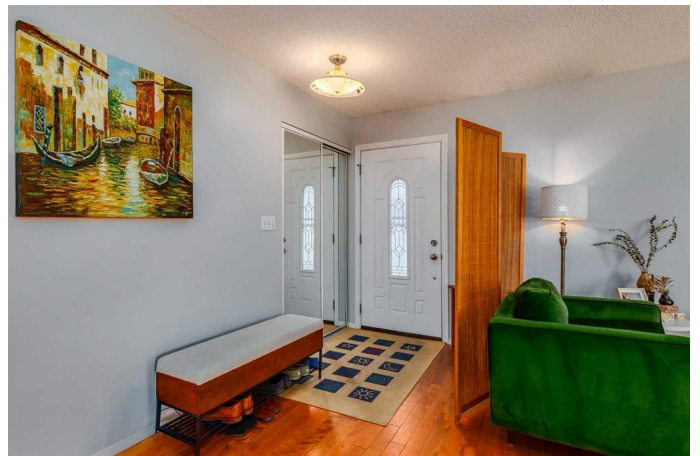
MLS® #A2244589

**\$640,000**

5 Bedroom, 3.00 Bathroom, 1,120 sqft  
Residential on 0.12 Acres

Marlborough, Calgary, Alberta

Well-maintained, move-in ready bungalow with a fully developed basement and separate entrance! Located on a quiet street in Marlborough, this 3 + 2 bedroom home has seen thoughtful upgrades throughout. The main floor features an updated kitchen with quartz countertops, stylish backsplash, and a new stove. Large, sun-filled living and dining areas make it ideal for gatherings. There are two bathrooms on the main floor, including a convenient 2-piece ensuite in the primary bedroom, offering added comfort and privacy. Nearly all windows were replaced in 2023 with triple-pane units offering excellent efficiency and comfort and come with a transferable 25-year warranty. The basement is accessed through its own private entrance and includes a newly renovated kitchen with custom cabinetry, corian countertops, soft close drawers, and a second new stove. There are also two additional bedrooms, a large living space, a full bathroom, with a newly installed vanity, and a shared laundry room conveniently located in a neutral area so there's no need to disturb either level. Please note: basement bedrooms may not meet current egress window requirements. Additional features include a newer hot water tank (2023), an oversized double garage, a landscaped yard, and great curb appeal. Convenient location close to schools, shopping, transit, and more. This is a solid, upgraded home in a well-established neighbourhood, don't miss your chance to



view it!

Built in 1973

**Essential Information**

MLS® #	A2244589
Price	\$640,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,120
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1071 Marcombe Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4G5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, On Street
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Other, Private Entrance, Private Yard, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, See Remarks, Treed
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 2nd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.