

# \$588,888 - 5127 Marian Road Ne, Calgary

MLS® #A2255289

**\$588,888**

4 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

This beautifully maintained and extensively updated bungalow offers a purposeful blend of functionality, style, and location. Situated on a generous 50x100 ft lot on a quiet, tree-lined street, this 4-bedroom, 2-bathroom home presents over 1,700 sq ft of total developed space, catering to families, professionals, and investors alike.

The main level is thoughtfully designed, featuring durable luxury vinyl plank flooring and custom blinds and shutters throughout. At the heart of the home is a professionally renovated kitchen, complete with stone countertops, full-height cabinetry, and tasteful finishes that balance both form and function.

The main-floor bathroom has also been updated with a clean, modern aesthetic and a practical 3-piece layout, featuring a large trough sink, walk-in shower and stylish tile. .

The fully developed basementâ€™configured as an illegal suiteâ€™offers over 700 sq ft of additional living space, ideal for multigenerational living or income potential.

Mechanical upgrades include a new high-efficiency furnace and hot water tank (2021), a new roof (2024), and a newly installed fence (2025), allowing for peace of mind and low future maintenance costs.

Outdoors, the expansive, south-facing backyard is perfect for entertaining or relaxing, featuring a stone patio, RV parking capability, and a 445 sq ft heated, detached garage with an 8-ft overhead doorâ€™ideal for car enthusiasts, a workshop, or extra storage.



Located close to parks, schools, public transit, and amenities, this home represents an outstanding opportunity in a highly desirable, family-friendly community.

Built in 1968

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255289    |
| Price          | \$588,888   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,046       |
| Acres          | 0.11        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 5127 Marian Road Ne |
| Subdivision | Marlborough         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 2Y2             |

**Amenities**

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                     |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated |
| # of Garages   | 2                                                                                                     |

**Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Crown Molding, Tile Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood                                     |

|              |                                  |
|--------------|----------------------------------|
|              | Fan, Window Coverings            |
| Heating      | Central, Forced Air, Natural Gas |
| Cooling      | None                             |
| Has Basement | Yes                              |
| Basement     | Finished, Full, Suite            |

## Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, See Remarks, Street Lighting, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                                                |
| Construction      | Stone, Stucco                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 13                  |
| Zoning         | R-CG                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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