\$649,999 - 4608 Memorial Drive Ne, Calgary

MLS® #A2212655

\$649,999

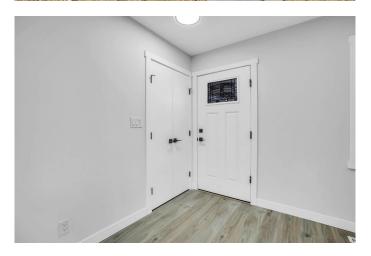
5 Bedroom, 3.00 Bathroom, 1,058 sqft Residential on 0.20 Acres

Marlborough, Calgary, Alberta

Welcome to 4608 Memorial Drive NE! This beautifully updated bungalow sits on a huge lot in a prime location, just minutes from Marlborough Mall, Walmart, restaurants, transit (bus and train), and within walking distance to a school. The main floor offers a bright and inviting open-concept layout, perfect for your personal touch. The living room features a stunning tiled electric fireplace, while the dining area boasts an elegant feature wall. The high-gloss kitchen is designed with quartz countertops and comes equipped with brand-new appliances. The main floor also includes a fully renovated bathroom, two good-sized bedrooms, and a primary bedroom with its own private half-bathâ€"ideal for busy mornings. The LEGAL basement suite is a fantastic mortgage helper, offering a spacious kitchen, a large living room, two bedrooms, and a brand-new modern bathroom. Both the home and garage have a brand-new roof, along with two new furnaces, a new electric water tank, and new windows, ensuring efficiency and peace of mind for the years to come. The exterior of the property is just as impressive, with a large backyard full of potential and a designated space beside the garage for RV or boat parking. This move-in-ready home, with its income potential and unbeatable location, is a must-see.







Built in 1970

Essential Information

MLS® # A2212655 Price \$649,999

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,058
Acres 0.20
Year Built 1970

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 4608 Memorial Drive Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 2P8

Amenities

Parking Spaces 5

Parking Double Garage Detached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer,

Washer/Dryer Stacked

Heating Central
Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2025

Days on Market 27

Zoning R-CG

Listing Details

Listing Office Real Broker

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.