

# \$625,000 - 5232 Marshall Road Ne, Calgary

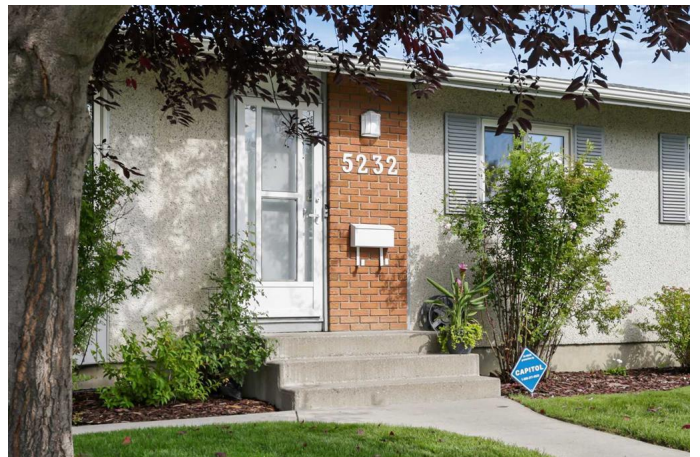
MLS® #A2225565

**\$625,000**

5 Bedroom, 2.00 Bathroom, 1,042 sqft  
Residential on 0.11 Acres

Marlborough, Calgary, Alberta

This beautifully maintained and thoughtfully updated home, featuring over 2,000 square feet of living space, is ideal for single-level living with the bonus of a legal basement suite. Step inside and be greeted by an abundance of natural light streaming through a large southwest facing bay window, highlighting the open-concept floor plan. This charming mid-century home has been lovingly cared for and enhanced with numerous upgrades, including fresh paint, newer flooring, and vinyl windows (2018) throughout the main floor. The kitchen is both functional and tasteful, featuring maple cabinetry, brand-new quartz countertops, and stainless-steel appliances. With generous counter space and ample storage, it's designed to meet the needs of modern living. The main floor is completed by three spacious bedrooms, a full 4-piece bathroom, and the convenience of a stackable washer and dryer. The legal basement suite, completed in 2023, is a standout feature – boasting its own bright, modern kitchen with crisp white finishes, two bedrooms, a full 4-piece bathroom, and separate laundry. The basement also includes newer windows, two high-efficiency furnaces, and a hot water tank (all 2023), ensuring comfort and energy efficiency year-round. Additional highlights include a newer air conditioning unit (2023), a large backyard perfect for gatherings, and an oversized two-car garage. Conveniently located just minutes from Memorial Drive, Marlborough Mall, and the Marlborough



C-Train station, this home offers exceptional value and flexibility for homeowners and investors alike.

Built in 1968

### **Essential Information**

MLS® #	A2225565
Price	\$625,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.11
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5232 Marshall Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Y9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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