

\$674,999 - 4608 Memorial Drive Ne, Calgary

MLS® #A2206385

\$674,999

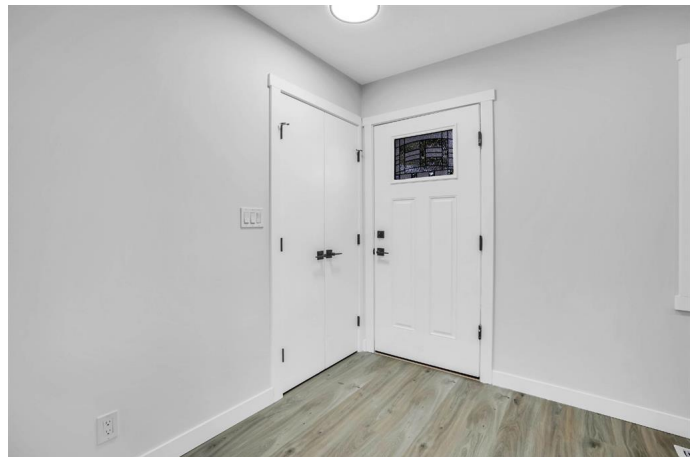
5 Bedroom, 3.00 Bathroom, 1,058 sqft
Residential on 0.20 Acres

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-bath—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® #	A2206385
Price	\$674,999
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	March 28th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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