# \$679,999 - 4608 Memorial Drive Ne, Calgary

MLS® #A2206385

## \$679,999

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® # A2206385 Price \$679,999

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 5

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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