

# \$599,500 - 5015 Marian Road Ne, Calgary

MLS® #A2242564

## \$599,500

3 Bedroom, 2.00 Bathroom, 1,115 sqft

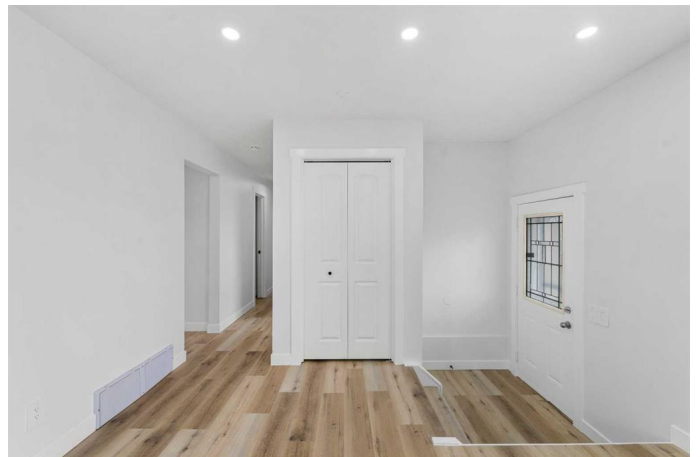
Residential on 0.14 Acres

Marlborough, Calgary, Alberta

Renovated & ready for a immediate possession, MOVE IN THIS SUMMER! Welcome home to 5015 Marian Road, a tastefully renovated home offering quality living space and ample parking for the large family. Located on a quiet street this home is close proximity to multiple schools, transit, shopping, and the highways. As you walk in the front door one can't help but notice the great energy thanks to the bright pot-lights, fresh paint, and new vinyl plank flooring throughout. The kitchen boasts stainless appliances, quartz countertops, interlaced tile backsplash, and a pantry perfect for the family. Boasting 3 bedrooms plus a renovated bathroom with quartz countertop and undermount sink. This home offers a separate rear entrance to the illegal basement suite which has also been substantially renovated. it features new cabinetry, lighting, quartz countertops, a new bathroom, new doors, and a wood burning fireplace. You will notice the ample parking this home offers, thanks to the side driveway leading to the rear double detached garage. For added convenience the garage offers vehicle access from both the front and the back alley. With the furnace just cleaned and serviced, this home is ready for its next proud owner, book a private tour with your favorite Realtor and see this home today.

Built in 1969

## Essential Information



MLS® #	A2242564
Price	\$599,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,115
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5015 Marian Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2X8

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Asphalt
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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