

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

MLS® #A2206385

**\$679,999**

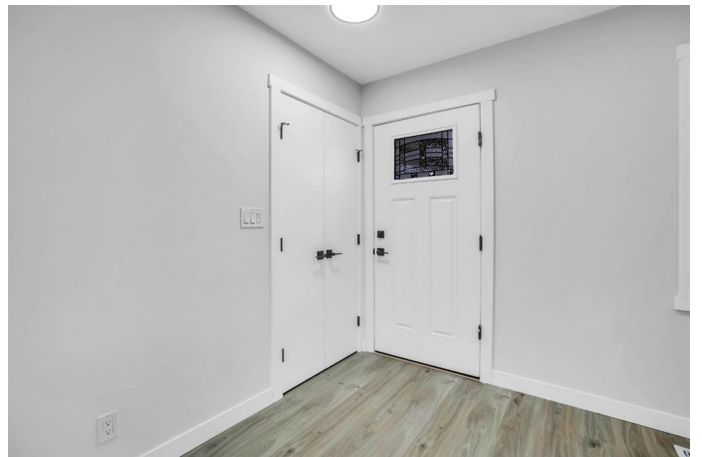
5 Bedroom, 3.00 Bathroom, 1,058 sqft  
Residential on 0.20 Acres

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-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	\$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	4
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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