

# **\$634,900 - 4608 Memorial Drive Ne, Calgary**

MLS® #A2235117

**\$634,900**

5 Bedroom, 2.00 Bathroom, 1,057 sqft  
Residential on 0.17 Acres

Marlborough, Calgary, Alberta

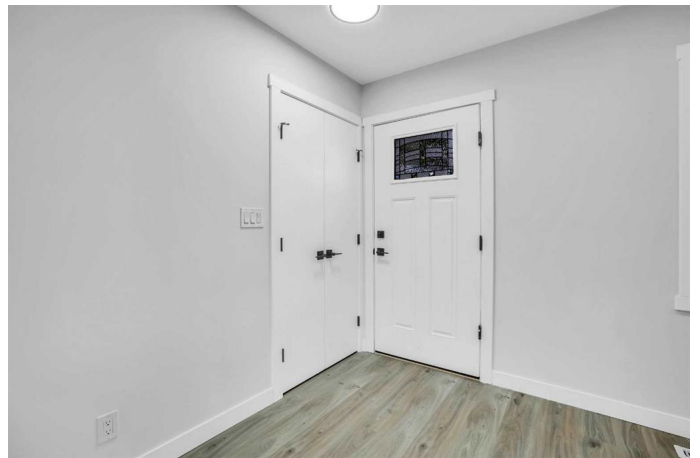
Welcome to this beautifully updated bungalow boasts a spacious 1,057 sq ft living area which has three bedroom 1.5 washroom with a valuable two bedroom legal basement suite perfect for generating additional income.

As you step inside, you will find a bright and inviting open-concept main floor. The living room boasts a beautiful tiled electric fireplace, while the dining area features an elegant accent wall. The kitchen is equipped with quartz countertops and brand-new appliances.

The main floor also includes three spacious bedrooms with their own closets, a full bathroom and a primary bedroom with its own private half-bath, a good sized closet and a feature wall. The legal two bedroom basement suite is complete with a kitchen, a spacious living room and a bathroom.

The house features a big spacious backyard with a wooden deck. There is a two car detached garage along with a space for parking your RV, boat or any additional vehicles.

Recent upgrades include a brand-new roof on both the home and garage, stucco on the outer walls of the house, two new furnaces, a new electric water tank and new windows. Living in this house, you will enjoy easy access to Marlborough Mall, Walmart, restaurants and transit options, as well as nearby parks and schools. Don't miss out â€” schedule a viewing today!



Built in 1970

## Essential Information

MLS® #	A2235117
Price	\$634,900
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,057
Acres	0.17
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	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Master Downstairs, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 28th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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