

# \$529,800 - 48 Mardale Crescent Ne, Calgary

MLS® #A2260952

**\$529,800**

4 Bedroom, 3.00 Bathroom, 917 sqft  
Residential on 0.11 Acres

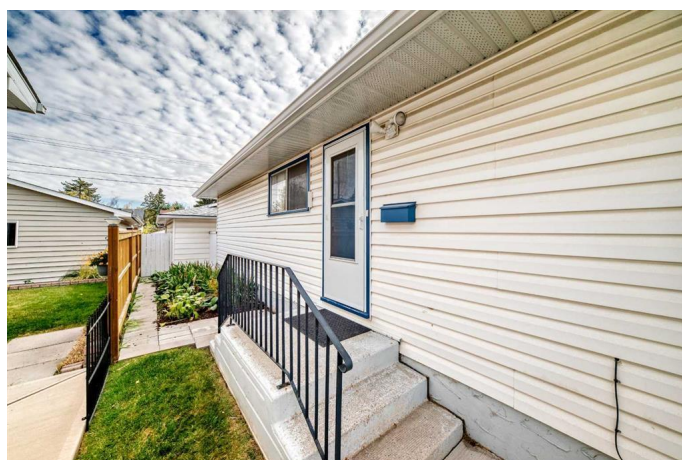
Marlborough, Calgary, Alberta

**NEW PRICE!** Welcome to this **UPDATED** 4 bedroom, 3 bathroom bungalow with a **RENOVATED ILLEGAL SUITE** on a quiet street. The open-concept main floor features a modern **UPDATED KITCHEN** with updated appliances, including a brand-new \$2,000 fridge, plus a spacious living and dining area. The massive primary bedroom includes an **UPDATED 2 PC ENSUITE**, with a second bedroom and **RENOVATED 4 PC MAIN BATHROOM** nearby. A **BRAND NEW WASHER AND DRYER** are located at the back entrance. The basement suite offers an eat in kitchen, 2 bedrooms, 1 den, 1 bathroom, in-suite laundry, and ample storage. Mechanical updates include a **NEW FURNACE, NEW HOT WATER TANK and NEW ATTIC INSULATION**. The fully fenced backyard has a garden, greenhouse, tool shed, and patio. A paved alley leads to an oversized heated double garage. Walking distance to schools, parks, and shopping. Don't miss out! Book your showing today!

Built in 1971

## Essential Information

MLS® #	A2260952
Price	\$529,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	917
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	48 Mardale Crescent Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3V5

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Asphalt
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            October 10th, 2025

Days on Market        18

Zoning                  R-CG

### **Listing Details**

Listing Office          CIR Realty

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