

\$539,900 - 48 Mardale Crescent Ne, Calgary

MLS® #A2260952

\$539,900

4 Bedroom, 3.00 Bathroom, 917 sqft

Residential on 0.11 Acres

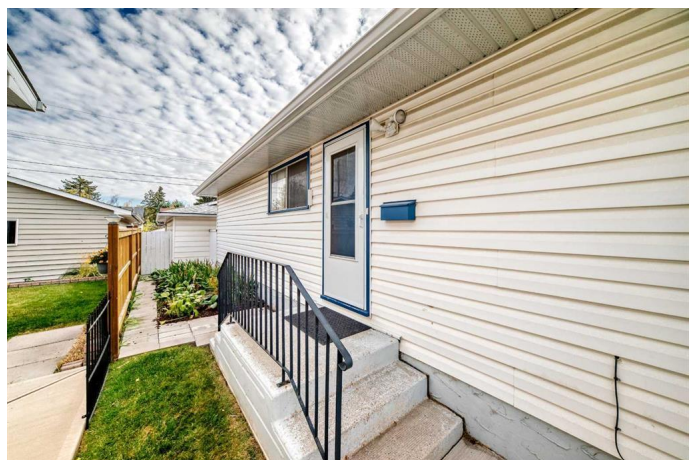
Marlborough, Calgary, Alberta

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	\$539,900
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
Community	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3V5

Amenities

Parking Spaces	2
Parking	Alley Access, Asphalt, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# 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	Finished, Full, Suite

Exterior

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

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025
Days on Market 7
Zoning R-CG

Listing Details

Listing Office CIR Realty

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