1115 Marcombe Crescent NE

Calgary | Active | MLS® A2349965

$645,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1973**	**1,148.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

A good-sized bungalow with a LEGAL SUITE situated in Marlborough, a well-known area close to schools, shopping centres, and various facilities. The house has been improved using high-quality materials such as acrylic stucco, Brazilian cherry hardwood on the main level, top-of-the-line quartz countertops, triple-glazed windows on main level, and customized cabinets. On the main floor, there are a large living room with a gas fireplace, a dining area featuring white customized cabinets, and an open-plan kitchen with a central island. In addition, there are a master bedroom with a three-piece en-suite with a skylight, two more bedrooms, and another full bathroom. Border paint and pot lights on the ceilings make the house more attractive. The basement contains a LEGAL SUITE with two bedrooms, a full kitchen, a dining area, and a full bathroom. The laundry and utility room are located outside the basement legal suite. The owner has run an Airbnb in the basement and brought in a good amount of income. The furniture will be left to the new owners. Outside, there is a large concrete patio and a lawn with apple trees. An oversized single garage with new shingles is at rear plus parking spots in front of the house. Air Central is another added feature. Easy access to 16 Ave/Highway 1 and Deerfoot/Highway 2. This is a chance to buy a house that could produce income by operating an Airbnb or by renting out the basement. Please come and see it and make it your own home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349965
Bedrooms	5
Bathrooms	3
Year Built	1973
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,148.84 sq. ft.

Main Level Finished Area:	1,148.84 sq. ft.
Below Grade Finished Area:	1,051 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'1"
Front Exposure:	Northeast
Levels:	One
Total Rooms Above Grade:	7
Year built:	1973 (Age: 53)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	1547LK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Oversized, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Marlborough
Appliances:	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner
Inclusions:	Basement: Dishwasher, Hood Fan, Refrigerator, Microwave, TV and all furniture (dining set, sofa set, beds, night tables, night lamp, white entertainment cabinet)
Restrictions:	None Known
Main Floor	Bedroom · 10'3" × 8'4" ·
Main Floor	Bedroom · 10'3" × 8'11" ·
Main Floor	Dining Room · 10' × 9'2" ·
Main Floor	Foyer · 7'2" × 5' ·
Main Floor	Kitchen · 13'8" × 13'3" ·
Main Floor	Living Room · 19' × 13'8" ·
Main Floor	Mud Room · 5'2" × 4'1" ·
Main Floor	Bedroom - Primary · 13'3" × 11'1" ·
Basement	Bedroom · 12'10" × 12'5" ·
Basement	Bedroom · 12'9" × 10'10" ·
Basement	Breakfast Nook · 7'10" × 4'2" ·
Basement	Kitchen · 12'9" × 10'1" ·

Basement	Laundry · 10'9" × 5'7" ·
Basement	Game Room · 18'7" × 12'9" ·
Basement	Furnace/Utility Room · 13'2" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Kitchen Island, Separate Entrance, Vinyl Windows
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Oct 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1115-marcombe-crescent-ne-calgary-a2349965/

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