119 Maranda Close NE

Calgary | Active | MLS® A2351517

$399,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1971**	**775 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Town Residential

A closer look

ATTENTION INVESTORS OR FIRST TIME BUYERS | SEPARATE SIDE ENTRANCE | R-CG ZONING | BACKING GREEN SPACE | * NO CONDO FEES!! *

Why pay condo fees when you can own your own renovated detached home with your own yard, parking, and potential for future income with R-CG zoning!? Backing directly onto Maranda Playground with no rear neighbours, this move-in ready bungalow offers a rare combination of affordability, flexibility, and long-term upside.

Located in the established community of Marlborough, this renovated home is ideal for homeowners looking to build equity through ownership and investors seeking multiple value-add opportunities. Close to many amenities like malls, schools, major bus routes and main roadways (36 Street, 52nd Street, Memorial Drive, etc) to make commuting a breeze for tenants or owners alike!

The bright open-concept main floor features newer flooring, fresh paint, quartz countertops, stainless steel appliances, along with 2 bedrooms, including an ensuite in the primary bedroom! A separate side entrance and unfinished basement with bathroom rough-ins provide an excellent potential for a future secondary suite (with City of Calgary approval), creating potential mortgage assistance or rental income opportunities (subject to City approval and permitting). Currently, the unfinished basement is a blank slate for any future development plans but currently showcases a newer high-efficiency furnace, hot water tank and very clean concrete slab!

The large fully fenced backyard is perfect for pets, kids or entertaining while the oversized parking area offers exceptional future development potential. With desirable R-CG zoning, buyers may explore opportunities for a large detached garage with a potential backyard/carriage suite above, adding additional flexibility and long-term revenue potential (subject to City approval and permitting). There's so many things to love about this property - Book your viewing today!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351517
Bedrooms	2
Bathrooms	2
Year Built	1971
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	775 sq. ft.
Main Level Finished Area:	775 sq. ft.
Below Grade Finished Area:	775 sq. ft.
Acreage:	No
Lot Area:	4,090 sq. ft.
Lot Frontage:	41'6½"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	5
Year built:	1971 (Age: 55)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	312LK
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Blower Fan, Electric
Garage:	No
Parking:	Additional Parking, Off Street, Other, Parking Pad, Rear Drive, RV Access/Parking, See Remarks, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level, See Remarks
City Quadrant:	Northeast
Community:	Marlborough
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Airspace Restriction
Main Floor	Kitchen · 12'1" × 7'7" ·
Main Floor	Dining Room · 9'3" × 7'11" ·
Main Floor	Living Room · 16'6" × 11'3" ·
Main Floor	Bedroom - Primary · 11'7" × 9'11" ·
Main Floor	Bedroom · 11'7" × 7'5" ·
Title to Land:	Fee Simple

Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Quartz Counters, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard, Rain Gutters
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C1
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/119-maranda-close-ne-calgary-a2351517/

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