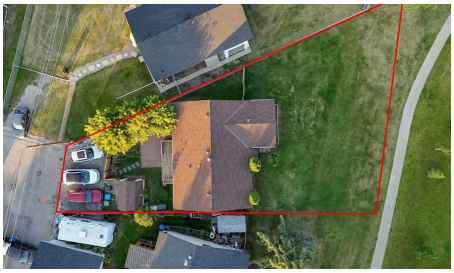
# 6036 Memorial Drive NE

Calgary | Active | MLS® A2349873

**$595,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **3** | **1975** | **1,297.6 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

Welcome to 6036 Memorial Drive NE - a spacious bungalow in Marlborough Park offering a fantastic layout, a finished basement, and plenty of room for comfortable family living. This property offers excellent flexibility for families, first-time buyers, or investors looking for additional living space and income potential.

The main floor features three bedrooms, including a primary bedroom with a 3-piece ensuite, along with a spacious kitchen, dining area, living room, family room, and full bathroom. The finished basement provides additional living space with a recreation room, 3-piece bathroom, laundry, and multiple rooms that can be used to suit your needs.

Outside, enjoy a generous yard with mature trees, a fenced backyard, rear porch, outdoor shed, and convenient parking. The surrounding green space adds to the feeling of openness and privacy while providing plenty of room to enjoy the outdoors.

The home has been cared for over the years, with important major components including the roof and furnace having been looked after. The interior offers an opportunity for the new owner to add their own personal touches and updates while taking advantage of the home's spacious and functional layout.

The location is a major highlight, with schools, shopping, restaurants, parks, playgrounds, professional services and transit all conveniently located nearby. Enjoy easy access to Memorial Drive and surrounding amenities, while being just a short walk from many of the area's attractions.

With three bedrooms on the main floor, a spacious finished basement, multiple living areas, and an abundance of outdoor space, 6036 Memorial Drive NE offers versatility, comfort and opportunity in a fantastic location. Don't miss your chance to see all this property has to offer!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2349873 |
| **Bedrooms** | 5 |
| **Bathrooms** | 3 |
| **Year Built** | 1975 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |

| | |
|---|---|
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 1 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,297.6 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,587 sq. ft. |
| **Lot Frontage:** | 139'11" |
| **Front Exposure:** | South |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1975 (Age: 51) |
| **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:** | 7410533 |
| **Heating:** | Central |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | House |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parking Pad |
| **Parking Places:** | 3 |
| **Parking Total/Covered:** | 3 / - |
| **Laundry Features:** | In Basement, Main Level |
| **City Quadrant:** | Northeast |
| **Community:** | Marlborough Park |
| **Appliances:** | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 21'3" × 13'7" · |
| **Main Floor** | Living Room · 16'1" × 10'2" · |
| **Main Floor** | Dining Room · 10' × 9'2" · |
| **Main Floor** | Bedroom · 10'3" × 8'4" · |
| **Main Floor** | Bedroom · 10'3" × 9' · |
| **Main Floor** | Bedroom - Primary · 13'3" × 10'11" · |
| **Basement** | Bedroom · 15'6" × 12'9" · |
| **Basement** | Kitchen · 17'1" × 4'9" · |
| **Basement** | Bedroom · 12'9" × 9'11" · |
| **Basement** | Storage · 5'9" × 4'8" · |

| | |
|---|---|
| **Basement** | Family Room · 21'2" × 7'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Beamed Ceilings, Built-in Features, Open Floorplan, See Remarks, Vaulted Ceiling(s) |
| **Exterior Features:** | Storage |
| **Patio And Porch Features:** | Rear Porch |
| **Lot Features:** | Back Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NE |
| **Zoning:** | R-CG |
| **Listed Date:** | Oct 02, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6036-memorial-drive-ne-calgary-a2349873/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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