614 Marlborough Way NE

Calgary | Active | MLS® A2348066

$459,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1971**	**995.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Price Improvement alert!!! Location, Convenience & Comfort - All in One! Check out this newly renovated bi-level duplex, ideally situated directly across from Marlborough Mall and within walking distance to the LRT station and public transit. With shopping, restaurants, everyday essentials, and major commuter routes just steps away, this home offers a lifestyle where everything you need is right at your doorstep.
Inside, you'll find a surprisingly spacious layout featuring 4 bedrooms and 2 full bathrooms-a rare and desirable find for a home of this era. The bright and generous living room flows seamlessly into a spacious dining area, creating a welcoming space for everyday living and entertaining. The fully finished basement adds even more versatility, boasting a huge family room with plenty of space for movie nights, gatherings, or simply relaxing with the family.
The backyard features an oversized garage perfect for additional storage, hobbies, or a workshop, along with dedicated RV parking for added convenience.
Several major components have been updated over the years, including the roof, fence, main floor windows, furnace, and hot water tank. With its fresh renovations, functional layout, and exceptional location, this move-in-ready home is an opportunity you won't want to miss.
Whether you're a first-time homebuyer, a growing family, or an investor seeking a property in a highly accessible location, this home delivers space, convenience, and everyday comfort-all in one place.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348066
Bedrooms	4
Bathrooms	2
Year Built	1971
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level

Total Living Area:	995.25 sq. ft.
Lot Area:	3,519 sq. ft.
Lot Frontage:	32'1"
Front Exposure:	Northwest
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	2
Year built:	1971 (Age: 55)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7620JK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Marlborough
Appliances:	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom - Primary · 14'9" × 11'5" ·
Main Floor	Bedroom · 14'8" × 8' ·
Basement	Bedroom · 10'9" × 8'5" ·
Basement	Bedroom · 13'4" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Playground, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE

Zoning:	R-CG
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/614-marlborough-way-ne-calgary-a2348066/

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