

\$599,900 - 5519 4 Avenue Ne, Calgary

MLS® #A2196018

\$599,900

4 Bedroom, 3.00 Bathroom, 1,153 sqft
Residential on 0.12 Acres

Marlborough Park, Calgary, Alberta

Welcome to the well-established Marlborough Park, a family-friendly community just steps away from shopping centers, restaurants, businesses, and many more. This property's located minutes from parks, all levels of schools, and major highways and roads such as Memorial Drive, Trans Canada highway, Deerfoot Trail, for an easy commute.

This well-maintained home sits on a generous lot and offers a functional layout with a primary bedroom and ensuite on the main floor, plus two additional bedrooms and a 3-piece bathroom.

The huge, bright, and airy living room features a beautiful stone facade wood-burning fireplace, creating a cozy and inviting atmosphere. The main floor also includes a spacious kitchen and dining area, perfect for hosting and everyday living.

Investor alert! A separate entrance leads to the basement, which includes a sprawling rec room, an additional bedroom, and another 3-piece bathroom—offering excellent rental or illegal/legal suite potential, subject to approval and permitting by the city/municipality.

Outside, the large fenced-in yard provides plenty of space to enjoy, along with a detached double car garage and extra parking. Recent upgrades include brand-new triple-pane vinyl windows (2024) for enhanced



efficiency and comfort.

This is a fantastic opportunity to own a spacious property in a prime location—book your showing today!

Built in 1972

Essential Information

MLS® #	A2196018
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.12
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5519 4 Avenue Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A3X9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	No Smoking Home, Separate Entrance, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Days on Market	35
Zoning	R-CG

Listing Details

Listing Office	Keller Williams BOLD Realty
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