

# \$549,750 - 5559 4 Avenue Ne, Calgary

MLS® #A2205756

**\$549,750**

4 Bedroom, 2.00 Bathroom, 1,193 sqft  
Residential on 0.12 Acres

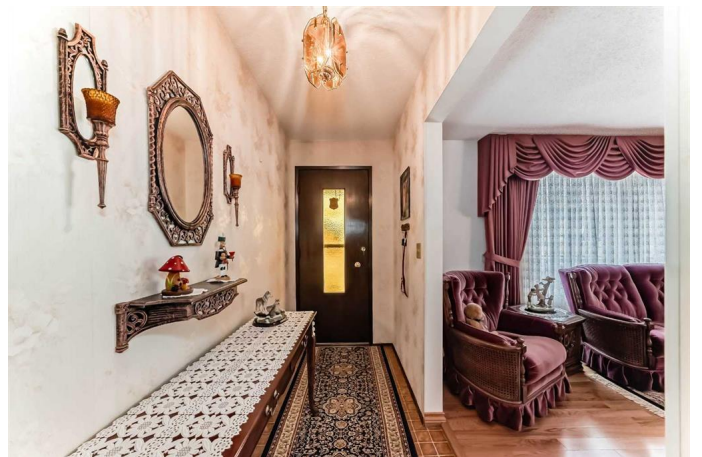
Marlborough Park, Calgary, Alberta

Welcome to this charming 1972 fully finished bungalow located in the heart of Marlborough Park! This well-maintained home boasts 3+1 bedrooms and 1 1/2 baths, offering ample space for your family and guests. The oversized double garage is perfect for car enthusiasts, extra storage, or a workshop. House shingles replaced in 2024, garage 2023.

The main floor features a bright and spacious living room, ideal for cozy family gatherings, and a functional kitchen with plenty of cabinet space and family meals in the built-in banquette. The dining room is perfectly situated for entertaining friends or family gatherings. The king sized primary bedroom includes a 2 pce ensuite and walk-in closet. Two additional bedrooms and a full bath complete the main level.

Head downstairs to discover the fully finished basement, which includes an additional bedroom, large family/games room with a wood burning brick fireplace feature wall and bar. Plenty of room for hobbies and storage in the mechanical/laundry room.

Step outside to enjoy the large, fenced yardâ€™perfect for summer barbecues, gardening, or letting the kids and pets play. The oversized heated garage and RV parking add incredible value to this property.



Located in the desirable Marlborough Park community, you'll be close to schools, parks, shopping, transportation and all the amenities you need. This classic bungalow is ready for its next chapter—could it be yours?

Contact your real estate agent today to schedule a private viewing!

Built in 1972

### Essential Information

MLS® #	A2205756
Price	\$549,750
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,193
Acres	0.12
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5559 4 Avenue Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3X9

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Oversized, RV Access/Parking, 220 Volt Wiring, Alley Access, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Garden, Irregular Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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