

# \$559,900 - 1076 Marcombe Crescent Ne, Calgary

MLS® #A2208912

## \$559,900

5 Bedroom, 2.00 Bathroom, 1,035 sqft  
Residential on 0.11 Acres

Marlborough, Calgary, Alberta

GREAT location with local traffic only! Super easy access to major routes like Hwy 1, Stoney Trail and Memorial Drive make commuting a breeze. Schools and lots of shopping are within minutes for your convenience. Upgrades include most windows, rear door and flooring as well as overall general maintenance. The upstairs has been opened up from the kitchen to the living room to enjoy those family gatherings. From the separate rear entrance head on down to the generous size family room on the lower level. There are 2 rooms used as bedrooms neither has proper egress. A full bathroom completes the nicely developed basement. Outside there is a double garage in back and a nice south facing deck to enjoy those warm summer evenings! This fine home is in turnkey condition and awaits new owners to enjoy for many years to come!

Built in 1971

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208912  |
| Price          | \$559,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,035     |
| Acres          | 0.11      |
| Year Built     | 1971      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1076 Marcombe Crescent Ne |
| Subdivision | Marlborough               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2A 3H4                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Separate Entrance                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Natural Gas, Mid Efficiency                             |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning                                            |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 16              |

ZoningR-CG

Listing Details

Listing OfficeRE/MAX Real Estate (Central)

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