$625,000 - 632 Marian Crescent Ne, Calgary

MLS® #A2206400

$625,000
6 Bedroom, 4.00 Bathroom, 1,166 sqft
Residential on 0.13 Acres

Marlborough, Calgary, Alberta

Great opportunity for investors and first time home buyer to own this beautiful cash flowing property in the community of Marlborough. This house sits on a huge corner lot and the basement offers two illegal suites, one has two bedrooms, one full bath, and a separate kitchen. The other one has one bedroom, one full bath, and a separate kitchen. The one bedroom suite is already rented and the tenant is on a month to month lease. The main floor has a separate laundry from the basement. The main floor offers three bedrooms, is freshly painted, and has 1.5 baths. The roof was replaced in 2024. Donâ€™t miss out on this property and call your favorite realtor before itâ€™s gone. Single suite basement rented for $925 including utilities month to month, 2 bedrooms basement rented for $1300 plus 40% utilities one year lease starting 01 may 2025

Built in 1969

Essential Information

MLS® #	A2206400
Price	$625,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,166
Acres	0.13

Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	632 Marian Crescent Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A2Y6

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Range, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	35
Zoning	R-CG

Listing Details

Listing Office First Place Realty

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