

# \$519,000 - 508 Malvern Drive Ne, Calgary

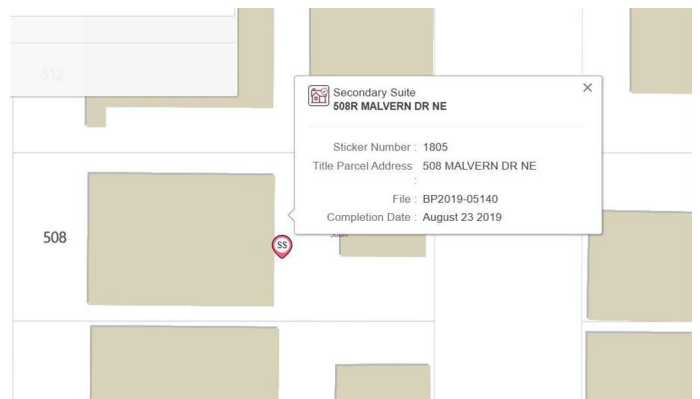
MLS® #A2238685

**\$519,000**

5 Bedroom, 2.00 Bathroom, 1,016 sqft  
Residential on 0.09 Acres

Marlborough Park, Calgary, Alberta

Best Price for Single House with Legal Suite and Garage ! 5 BEDS 2 BATHS | DETACHED GARAGE | LEGAL SUITE BASEMENT | SEPARATE LAUNDRY | GREAT LOCATION in Marlborough Park | Tenant occupied main floor and garage pay \$1,700 plus 60% utilities . Tenant in basement pay \$1,000 plus 40% utilities , both are really good tenants. If a complete vacant possession needed, please give us 60 days from the firm deal, main floor can be vacant with shorter notice. Welcome to 508 Malvern Drive NE, a detached bungalow located in the heart of Marlborough Park, a quiet, family-friendly neighborhood known for its parks, schools, and community spirit. This home offers 5 bedrooms, 2 bathrooms, a double detached garage and large front and back yards for outdoor activities. Main Floor has a open floor plan: a cozy living room with a wood-burning fireplace, connected to the dining and kitchen. Kitchen has granite countertop, modern backsplashes, stainless steel appliances, ample cabinetry ideal for your family's needs. 3 good-sized bedrooms, one full bath, a laundry area convenient for living up renting down separately. The basement is a legal suite with everything needed for another family: separate entrance, 2 bedrooms 1 bathroom, kitchen, laundry and storage. Stepping out to enjoy a fully fenced private backyardâ€”ideal for kids, pets, or summer entertaining. This home stands out with its double detached garage and another parking pad providing plenty of parking



spaces, updated roof, and unbeatable locationâ€”just steps from schools, parks, shopping plaza, and transit. Bounded by 68 Street E, 52 Street E, Trans-Canada Highway, and Memorial Drive, offering excellent connectivity. Whether you're looking to settle down or invest, 508 Malvern Drive NE offers a fantastic opportunity in a diverse and multicultural neighborhood with strong community pride. Ready to make this house your home? Contact your realtor today to book a private showing and take the first step toward owning this fantastic property in Marlborough Park. Opportunities like this donâ€™t last longâ€”act now!

Built in 1976

**Essential Information**

MLS® #	A2238685
Price	\$519,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.09
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	508 Malvern Drive Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5J1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
Days on Market	57
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.