

# \$529,800 - 48 Mardale Crescent Ne, Calgary

MLS® #A2260952

**\$529,800**

4 Bedroom, 3.00 Bathroom, 917 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

NEW PRICE! Welcome to this UPDATED 4 bedroom, 3 bathroom bungalow with a RENOVATED ILLEGAL SUITE on a quiet street. The open-concept main floor features a modern UPDATED KITCHEN with updated appliances, including a brand-new \$2,000 fridge, plus a spacious living and dining area. The massive primary bedroom includes an UPDATED 2 PC ENSUITE, with a second bedroom and RENOVATED 4 PC MAIN BATHROOM nearby. A BRAND NEW WASHER AND DRYER are located at the back entrance. The basement suite offers an eat in kitchen, 2 bedrooms, 1 den, 1 bathroom, in-suite laundry, and ample storage. Mechanical updates include a NEW FURNACE, NEW HOT WATER TANK and NEW ATTIC INSULATION. The fully fenced backyard has a garden, greenhouse, tool shed, and patio. A paved alley leads to an oversized heated double garage. Walking distance to schools, parks, and shopping. Don't miss out! book your showing today!

Built in 1971

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2260952  |
| Price      | \$529,800 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 917         |
| Acres          | 0.11        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 48 Mardale Crescent Ne |
| Subdivision | Marlborough            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 3V5                |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                    |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Asphalt |
| # of Garages   | 2                                                                                    |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, Separate Entrance, Storage                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full                                                                                                                           |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance                                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Gentle Sloping |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Vinyl Siding, Wood Frame                                                              |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 10th, 2025  
Days on Market        16  
Zoning                      R-CG

**Listing Details**

Listing Office            CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.