

\$450,000 - 5204 Marbank Drive Ne, Calgary

MLS® #A2262845

\$450,000

5 Bedroom, 2.00 Bathroom, 963 sqft
Residential on 0.07 Acres

Marlborough, Calgary, Alberta

UPDATED BI-LEVEL W/ 2- BED ILLEGAL SUITE W/ BACKYARD STEPS TO TRANS-CANADA CENTRE! Welcome to 5204 Marbank Drive NE – An amazing rental property that’s had a 100% tenancy rate! With rental potential of \$3,000+ per month, this bi-level semi-detached home offers dependable cash flow and excellent long-term value for investors or first time home buyers looking for a mortgage helper. The property includes a finished illegal 2-bed basement suite with a shared side entrance, a total of 3 beds up and 2 beds down, a generous backyard & a paved back lane – the essential setup for a steady, low-maintenance investment in an established, transit-connected area. Step inside and you’ll find a bright open-concept main floor with large front windows that bring in plenty of natural light. The functional kitchen with granite countertops, maple cabinetry, and a good-sized island which acts as a central gathering hub, while the living room flows easily into a dedicated dining area. Sliding doors in the dining area open to a sun-filled SW facing balcony, perfect for enjoying a morning coffee! Three spacious bedrooms and a full bathroom complete the upper level, making this floor ideal for a family tenant or an owner-occupant looking to live up and rent down. Downstairs, the lower level offers a fully developed nearly 900 SQFT illegal suite with two bedrooms, a full kitchen, a 3pc bathroom, and generous living area. Outside, the



property offers a fully fenced yard & rear lane access. Location-wise, you are down the block from the TransCanada Centre providing you with plenty of amenities including Save-On-Foods, Tim Hortons, GYMVMT Fitness Centre, and plenty of dining options. You are also 2 blocks away from Chris Akkerman School & walking distance to Bob Edwards school & Tennis Courts. Just a short 5 min drive away is Sunridge Mall, Marlborough Mall with easy C-Train access to the rest of the city, plus several major roadways including Memorial Drive, 16th Ave & Deerfoot Trail. Jumping in the car: Downtown is a 14 min drive (9.2KM), Airport is a 15 min drive (17.2KM), & Banff is a 1hr 37 min drive (133KM).

Built in 1975

Essential Information

MLS® #	A2262845
Price	\$450,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.07
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	5204 Marbank Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2A 4H4
-------------	---------

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Yard, Storage, Dog Run
Lot Description	Back Lane, Back Yard, Level, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.