

# \$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                21  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

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