

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

### **Additional Information**

Date Listed October 9th, 2025  
Days on Market 4  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX First

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