

# \$549,750 - 5559 4 Avenue Ne, Calgary

MLS® #A2205756

**\$549,750**

4 Bedroom, 2.00 Bathroom, 1,193 sqft  
Residential on 0.12 Acres

Marlborough Park, Calgary, Alberta

Welcome to this charming 1972 fully finished bungalow located in the heart of Marlborough Park! This well-maintained home boasts 3+1 bedrooms and 1 1/2 baths, offering ample space for your family and guests. The oversized double garage is perfect for car enthusiasts, extra storage, or a workshop. House shingles replaced in 2024, garage 2023.

The main floor features a bright and spacious living room, ideal for cozy family gatherings, and a functional kitchen with plenty of cabinet space and family meals in the built-in banquette. The dining room is perfectly situated for entertaining friends or family gatherings. The king sized primary bedroom includes a 2 pce ensuite and walk-in closet. Two additional bedrooms and a full bath complete the main level.

Head downstairs to discover the fully finished basement, which includes an additional bedroom, large family/games room with a wood burning brick fireplace feature wall and bar. Plenty of room for hobbies and storage in the mechanical/laundry room.

Step outside to enjoy the large, fenced yardâ€”perfect for summer barbecues, gardening, or letting the kids and pets play. The oversized heated garage and RV parking add incredible value to this property.



Located in the desirable Marlborough Park community, you'll be close to schools, parks, shopping, transportation and all the amenities you need. This classic bungalow is ready for its next chapter—could it be yours?

Contact your real estate agent today to schedule a private viewing!

Built in 1972

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205756    |
| Price          | \$549,750   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,193       |
| Acres          | 0.12        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5559 4 Avenue Ne |
| Subdivision | Marlborough Park |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 3X9          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking |
| # of Garages   | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Separate Entrance, Storage, Laminate Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Central, Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Mantle, Wood Burning, Brick Facing   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard, Rain Gutters                                       |
| Lot Description   | Back Lane, Back Yard, Garden, Irregular Lot, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Stucco, Wood Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 23               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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