

# \$625,000 - 632 Marian Crescent Ne, Calgary

MLS® #A2206400

## \$625,000

6 Bedroom, 4.00 Bathroom, 1,166 sqft  
Residential on 0.13 Acres

Marlborough, Calgary, Alberta

Great opportunity for investors and first time home buyer to own this beautiful cash flowing property in the community of Marlborough. This house sits on a huge corner lot and the basement offers two illegal suites, one has two bedrooms, one full bath, and a separate kitchen. The other one has one bedroom, one full bath, and a separate kitchen. The one bedroom suite is already rented and the tenant is on a month to month lease. The main floor has a separate laundry from the basement. The main floor offers three bedrooms, is freshly painted, and has 1.5 baths. The roof was replaced in 2024. Donâ€™t miss out on this property and call your favorite realtor before itâ€™s gone. Single suite basement rented for \$925 including utilities month to month, 2 bedrooms basement rented for \$1300 plus 40% utilities one year lease starting 01 may 2025

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2206400  |
| Price          | \$625,000 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,166     |
| Acres          | 0.13      |



|            |             |
|------------|-------------|
| Year Built | 1969        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 632 Marian Crescent Ne |
| Subdivision | Marlborough            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A2Y6                 |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Quartz Counters   |
| Appliances        | Dishwasher, Electric Range, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Playground, Private Entrance, Private Yard, Storage |
| Lot Description   | Back Yard, Corner Lot                               |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stucco  |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 34               |
| Zoning         | R-CG             |

**Listing Details**

Listing Office

First Place Realty

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