

# \$549,775 - 1043 Marcombe Crescent Ne, Calgary

MLS® #A2247000

**\$549,775**

3 Bedroom, 3.00 Bathroom, 1,639 sqft  
Residential on 0.12 Acres

Marlborough, Calgary, Alberta

**\*\*MORE SPACE, MORE COMFORT, MORE VALUE IN MARLBOROUGH!\*\*** Tucked away on a QUIET crescent in one of NE Calgary's most CONVENIENT family neighborhoods, this EXPANSIVE bungalow offers the space, style, and FLEXIBILITY you've been searching for. From the moment you arrive, the home's CLASSIC CURB APPEAL sets the tone. Step inside & prepare to be impressed—your jaw will drop at the MASSIVE, WELCOMING KITCHEN that's perfect for large family gatherings & everyday living. Just steps away, the WARM & INVITING FAMILY ROOM features a COMFORTING wood-burning fireplace & LARGE patio doors that fill the space with BRIGHT morning light & lead to your PRIVATE backyard. The lower level is a DREAM for entertaining or multi-generational living—two social rooms, a wet bar, another wood-burning fireplace, & even a separate entrance for added possibilities. The SPACIOUS master retreat boasts a giant walk-in closet—a rare find in homes of this era. And with your own double garage, you can say goodbye to scraping windshields in winter. All this can be yours for just \$29,977.50 down & \$2,745.52/month (O.A.C.). Join us for an open house every day—confirm times and come see why this could be your perfect next home!

Built in 1973

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2247000    |
| Price          | \$549,775   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,639       |
| Acres          | 0.12        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1043 Marcombe Crescent Ne |
| Subdivision | Marlborough               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3A3h3                    |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 2                                                                           |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2                                                                           |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Separate Entrance, Bar                      |
| Appliances        | Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 2                                                                           |
| Fireplaces        | Wood Burning                                                                |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

**Exterior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                        |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Cedar                                                                 |
| Foundation        | Poured Concrete                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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