

# \$619,000 - 992 Madeira Way Ne, Calgary

MLS® #A2213982

**\$619,000**

4 Bedroom, 3.00 Bathroom, 891 sqft

Residential on 0.10 Acres

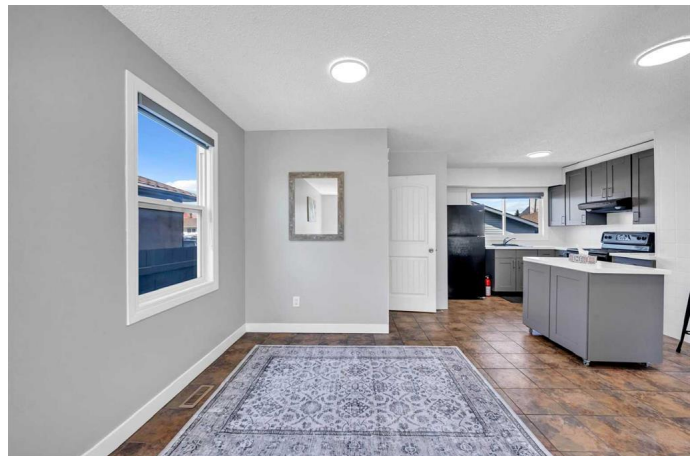
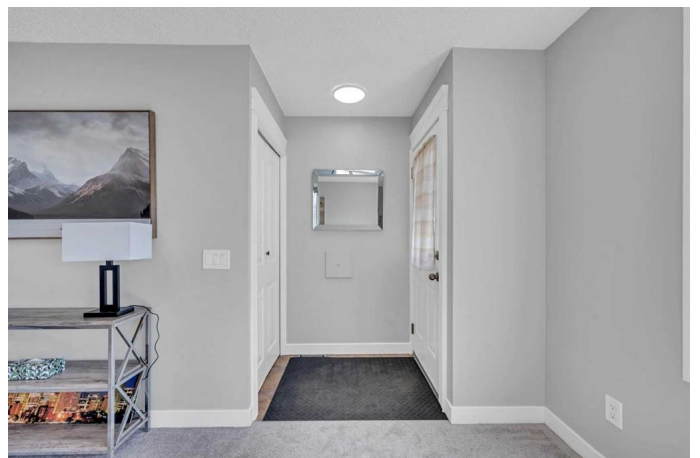
Marlborough Park, Calgary, Alberta

Welcome to this partially renovated bungalow in the family-friendly community of Marlborough Park, NE Calgary—just 8 km from downtown with quick access to the Trans-Canada Highway and Memorial Drive. This versatile home features a legal basement suite, perfect for rental income or multigenerational living, and an oversized detached garage ideal for vehicles, storage, or a workshop. The community offers excellent walkability with nearby schools such as Cappy Smart Elementary, Marlborough School, and Bob Edwards School, as well as convenient access to shopping centers, work hubs, and local dining. Marlborough Park is known for its relaxed atmosphere, abundant green spaces, a large central park, tennis courts, and a seasonal skating rink. The active Marlborough Park Community Association provides a modern facility with a gym, meeting rooms, and year-round activities for all ages, making it an ideal location for families, professionals, and investors alike.

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2213982  |
| Price      | \$619,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 891         |
| Acres          | 0.10        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 992 Madeira Way Ne |
| Subdivision | Marlborough Park   |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2A 5T2            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Kitchen Island                    |
| Appliances        | Range, Range Hood, Washer/Dryer   |
| Heating           | Standard, Forced Air, Natural Gas |
| Cooling           | None                              |
| Fireplace         | Yes                               |
| # of Fireplaces   | 1                                 |
| Fireplaces        | Brick Facing, Wood Burning        |
| Has Basement      | Yes                               |
| Basement          | Finished, Full, Suite             |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Garden, Private Yard  |
| Lot Description   | Back Lane, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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