

# \$550,000 - 14 Marwood Circle Ne, Calgary

MLS® #A2208307

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.14 Acres

Marlborough, Calgary, Alberta

Welcome to 14 Marwood Circle NE – A Gardener’s Paradise on a Quiet Street!

This well-maintained bungalow is perfectly situated just a short walk from Marlborough Mall and the LRT station, offering convenience without compromising on peace and privacy. The true star of this home is its incredible yard – a professionally landscaped oasis filled with perennials that bloom in sequence throughout the seasons, ensuring your outdoor space is the envy of the neighbourhood all year long.

Step inside to find hearty bamboo hardwood floors, updated windows, and fresh paint that enhance the functional main floor layout. The kitchen offers generous storage and seamlessly flows out to a low-maintenance composite deck, where you can enjoy year-round views of your stunning yard overlooking Marwood Playground.

The main level includes three bedrooms and a convenient 2-piece ensuite in the primary bedroom. A separate entrance leads to the basement, which offers great potential for multigenerational living. Downstairs, you’ll find a spacious living area with a cozy fireplace, bar, a fourth bedroom, a full bathroom, even a sauna – perfect for unwinding after a long day. Outside enjoyment will be further enhanced with a new back fence (to be installed)



With quick access to Memorial Drive, Stoney Trail, and downtown Calgary, this home offers the ideal blend of location, lifestyle, and long-term value.

Built in 1970

**Essential Information**

MLS® #	A2208307
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,075
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	14 Marwood Circle Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2R6

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

**Interior**

Interior Features	Granite Counters, Sauna
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Irregular Lot, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	Comox Realty
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