

# \$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 â€” A Gardenerâ€™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 â€” 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, youâ€™ll find a spacious living area with a cozy fireplace, bar, a fourth bedroom, a full bathroom, even a sauna â€” 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, Landscaped, No Neighbours Behind, Irregular Lot |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Brick, Stucco, Wood Frame                                                                                          |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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