

# \$675,000 - 1239 Mardale Drive Ne, Calgary

MLS® #A2240230

**\$675,000**

5 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Brand New Renovation: Your Dream Home Awaits!

Step into this meticulously renovated home, where every detail has been thoughtfully updated to offer modern comfort and style. From top to bottom, this property boasts brand-new renovations that will impress even the most discerning buyer.

The moment you arrive, you'll notice the striking new stucco exterior, giving this home exceptional curb appeal and lasting durability. Inside, the transformation continues with new windows throughout, flooding every room with natural light and ensuring energy efficiency.

The main living areas feature stunning laminate flooring, providing a contemporary look that's both durable and easy to maintain. In the kitchen and bathrooms, elegant new tile offers a sophisticated touch. The heart of the home, the kitchen, is a true showstopper with gleaming quartz countertops, ample cabinetry, and a dedicated separate coffee station – perfect for your morning routine or entertaining guests. Both bathrooms have been completely redone, offering modern fixtures and a spa-like feel.

Beyond the main living space, this property truly stands out with its mechanic's dream double garage. This oversized space is perfect for car enthusiasts, hobbyists, or anyone needing extra room for projects and storage. The large yard offers plenty of outdoor space



for relaxation, gardening, or family activities. Plus, for those seeking income potential or extended family living, a separate entrance leads to an illegal 2-bedroom suite, providing flexibility and added value.

This home is a rare find, offering a blend of luxurious upgrades, practical features, and versatile living options. Don't miss your chance to make this beautifully renovated property your own!

Built in 1971

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240230    |
| Price          | \$675,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,100       |
| Acres          | 0.11        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1239 Mardale Drive Ne |
| Subdivision | Marlborough           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 3L7               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer       |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| Has Basement      | Yes                                                                                                |
| Basement          | Exterior Entry, Finished, Full                                                                     |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden                                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Stucco                                                                                        |
| Foundation        | Poured Concrete                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 19              |
| Zoning         | R-CG            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.