

# \$535,000 - 99 Mardale Crescent Ne, Calgary

MLS® #A2265214

## \$535,000

3 Bedroom, 1.00 Bathroom, 1,150 sqft

Residential on 0.11 Acres

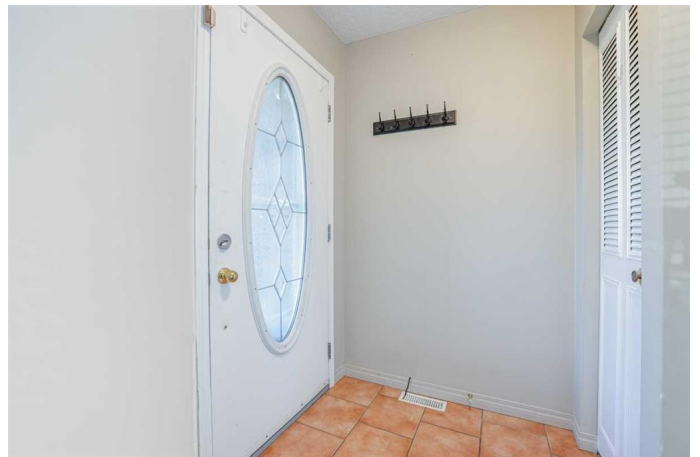
Marlborough, Calgary, Alberta

Welcome to 99 Mardale Crescent! This well-maintained bungalow is ideally located on a lovely street in the established community of Marlborough. Offering an abundance of space and potential for your own personal touches. The kitchen is both functional and tasteful with generous counter space and ample storage. Down the hall, youâ€™ll find three bedrooms, including a primary suite bedroom and 4-piece bathroom and 2 additional bedrooms. The basement is currently unfinished, providing endless potential to create the space that suits your lifestyleâ€”whether itâ€™s a home gym, entertainment area, or additional bedrooms or living space. Laundry and ample storage are also found on this level. Outside, enjoy the privacy of your large fully fenced backyard. Walking distance to schools, shopping, transit, and all amenities. Donâ€™t miss out, schedule your private showing today and discover the potential of this Marlborough gem!

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265214  |
| Price          | \$535,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,150     |
| Acres          | 0.11      |



|            |             |
|------------|-------------|
| Year Built | 1971        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 99 Mardale Crescent Ne |
| Subdivision | Marlborough            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A3V4                 |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt                          |
| Construction      | Wood Frame, Wood Siding          |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 21                 |
| Zoning         | R-CG               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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