\$469,900 - 71 Maranda Close Ne, Calgary

MLS® #A2236860

\$469,900

4 Bedroom, 2.00 Bathroom, 930 sqft Residential on 0.10 Acres

Marlborough, Calgary, Alberta

DETACHED UNDER \$470,000 | LARGE SOUTH BACKYARD | QUIET CUL-DE-SAC LOCATION | 4 BEDROOMS & 2 BATHS | DOUBLE GARAGE | HANDYMAN SPECIAL | WALK TO LRT & MARLBOROUGH MALL. Located on a quiet cul-de-sac, this handyman special home is just steps from transit, shopping, and amenities, this well-located bungalow offers strong potential for those looking to renovate, invest or build equity. Featuring a total of 4 bedrooms, 2 full bathrooms and a functional open layout, this home presents a solid foundation for a variety of buyer needs. The main level is filled with natural light thanks to a large bay window in the living room and a sliding patio door off the dining area that opens to the sunny south-facing backyard. The kitchen offers great prep and storage space with its peninsula island and extensive cabinetry, ready for customization. 3 bedrooms and a 4-piece bathroom complete the upper level. Downstairs, a generous rec room, an additional bedroom, second full bathroom and ample storage provide flexibility for future development. Outside, enjoy a large deck for summer barbeques, a fenced backyard for privacy and a double detached garage accessible from the rear lane. Hot water on demand adds value, while the highly walkable location, just minutes from Marlborough Mall, the LRT station, schools and green space enhances lifestyle and long-term potential. This is a prime opportunity for investors,







flippers, or handy homeowners ready to take on a rewarding project in an established community!

Built in 1971

Essential Information

MLS® # A2236860 Price \$469,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 930

Acres 0.10

Year Built 1971

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 71 Maranda Close Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 3E7

Amenities

Parking Spaces 2

Parking Double Garage Detached, Oversized

of Garages 2

Interior

Interior Features Open Floorplan, Soaking Tub, Storage, Tankless Hot Water

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac

Roof Asphalt Shingle

Construction Metal Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 4th, 2025

Days on Market 3

Zoning R-CG

Listing Details

Listing Office LPT 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.