

# \$499,900 - 1311 68 Street Ne, Calgary

MLS® #A2267785

**\$499,900**

4 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.15 Acres

Marlborough Park, Calgary, Alberta

VACANT - Quick Possession - Freshly Painted - PRICED TO SELL! Welcome to this charming 4-bedroom, 2-bathroom bungalow in Marlborough Park. Featuring excellent curb appeal and a spacious front yard, this home offers comfort, functionality, and room to grow. Step inside to a bright and inviting main floor with, vinyl plank flooring, and a thoughtfully designed cut-out between the living room and kitchen that creates an open, airy feel. The kitchen is both spacious and practical, complete with granite countertops, black appliances, ample cabinetry, and a cozy dining area. Three generously sized bedrooms and an updated 4-piece bathroom complete the main level. Downstairs, the fully finished basement offers even more living space with a large recreation room, a wood-burning fireplace for those cozy nights, a fourth bedroom, and an additional bathroom. You'll also love the oversized laundry and storage room—perfect for keeping everything organized. Sunny west-facing backyard ideal for entertaining, featuring a concrete patio, and lush perennial gardens. An OVERSIZED DOUBLE GARAGE and RV PARKING add extra convenience. Located close to schools, shopping, and public transit, this home is a fantastic opportunity in a family-friendly neighborhood.

Built in 1979

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2267785    |
| Price          | \$499,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 980         |
| Acres          | 0.15        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1311 68 Street Ne |
| Subdivision | Marlborough Park  |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 5V7           |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 3                                                    |
| Parking        | Double Garage Detached, Oversized, RV Access/Parking |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Storage                                                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Basement, Wood Burning, Stone                                                          |
| Has Basement      | Yes                                                                                    |
| Basement          | Full                                                                                   |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Storage                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stucco, Wood Frame, Wood Siding                     |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 4                   |
| Zoning         | R-CG                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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