



GRASSROOTS
REALTY GROUP

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795 Maryvale Way NE
Calgary, Alberta

MLS # A2214240



\$640,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance		

Inclusions: NA

Charming Detached Bungalow in the Heart of Marlborough! Welcome to this spacious and well-maintained bungalow offering incredible value in one of Calgary's most established communities. Situated on a quiet street in Marlborough, this home features a bright, open-concept main floor perfect for entertaining, with an abundance of natural light streaming through new windows. The main level boasts a classic wood-burning fireplace, creating a cozy ambiance for those chilly Calgary evenings. The kitchen flows seamlessly into the dining and living areas, offering both functionality and style for everyday living. Downstairs, you'll find a fully developed ILLEGAL basement suite complete with its own kitchen, large living area, full bathroom, and 2 bedrooms — ideal for multi-generational living or as a mortgage helper. The shared laundry space offers convenience without compromising privacy. Major mechanical upgrades have already been taken care of, including a new hot water tank and furnace (both within the last 3 years). The property is also equipped with a central vacuum system, making maintenance a breeze. Out back, a double detached garage offers secure parking and additional storage as well as a large back yard. This is an exceptional opportunity for first-time buyers, investors, or families seeking space and flexibility in a fantastic location. Walking distance to schools, shopping, transit, and all amenities. Don't miss out — schedule your private showing today and discover the potential of this Marlborough gem!