



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**708 Maryvale Way NE**  
**Calgary, Alberta**

**MLS # A2225310**



**\$516,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	991 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

First time listed on MLS. Great opportunity to live in Marlborough. Home situated on a quiet street, ideal location is within walking distance to schools, parks & playgrounds, close to all amenities. Main floor has large living room, dining room, kitchen with pantry, 3 bedrooms & a full 4-pc bathroom. Separate entrance to partially developed basement with large flex room, game room and 2-pc bathroom. Upgrades include shingles in 2024, furnace & water tank in 2023. Sunny south backyard & enjoy hot summer weather in a swimming pool and double detached garage. Easy access to downtown, HWY 1, Stoney Trail & airport. Available for quick possession.