



GRASSROOTS
REALTY GROUP

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

4207 Maryvale Drive NE
Calgary, Alberta

MLS # A2231245



\$649,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: fridge and stove in basement, electric fireplace, cabinets at bottom of stairs

This Marlborough bungalow offers the pride of ownership you've been searching for. Located in an established northeast community, this home features three bedrooms upstairs, two full bathrooms, and an illegal suite. The main floor has been recently updated with fresh paint, new flooring throughout, and beautiful built-ins in the living room. The custom kitchen is a chef's delight, boasting ample cabinets and counter space, along with a free-flowing layout into the dining room, making meal prep, dining, and hosting a breeze! A separate rear entrance leads to an illegal basement suite, showcasing an additional bedroom, kitchen, full bath, and spacious living area—a perfect space for additional income or a multi-generational family. Outside, you'll find a mechanic's dream garage complete with 12-foot ceilings and built-in beams for hoisting engines. Commuting is also a breeze with quick access to major roadways like Deerfoot, 16 Avenue, Memorial Drive, and Stoney Trail. Recent updates include: * Triple pane windows at the front of the house * Hot water tank (2024) * Fresh paint * Updated flooring * Shingles (~12 years old) * Electrical (2023) * Insulated siding. Book your showing with your favorite realtor today!