



GRASSROOTS
REALTY GROUP

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4147 Maryvale Drive NE
Calgary, Alberta

MLS # A2236304

\$629,000



Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,171 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SUNDAY JULY 27th 2:00-4:00!!

Opportunity knocks in Marlborough! This renovated bungalow offers 1,170 sq ft on the main floor plus a 990 sq ft illegal suite—ideal for investors or first-time buyers looking to live up and rent down. The main level features a beautifully renovated, custom-built kitchen with generous cabinetry, expansive counters, and large windows that fill the home with natural light. Stay cool in the summer with central A/C and enjoy the spacious backyard with RV parking via rear alley access. The lower level offers additional living space or rental potential, making it a smart investment. All this in a prime location close to downtown, shopping malls, and transit. A fantastic opportunity to build equity while collecting rental income!