



GRASSROOTS
REALTY GROUP

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

4811 Maryvale Drive NE
Calgary, Alberta

MLS # A2238689

\$529,900



Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	1968 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: 2nd stove fridge and dishwasher in lower level

This lovely 3 bedroom family home boasts a huge fenced yard with mature trees and ample space to build your dream double or triple garage. Front yard has poured concrete sidewalk to front door. Upstairs kitchen and bedrooms have outside roller blinds for your privacy. The basement is fully developed with a two-bedroom illegal suite with separate entry, or use as space for your teenagers to spread out. Recent upgrades include kitchen cabinets, light fixtures, low-flush toilets, new hot water tank (2024), and the upstairs boasts brand new carpet and paint. Home includes two fridges, two stoves, two dishwashers, microwave hood fan, and shared laundry area. This traditional family home is located within steps of an elementary school, transit, restaurants and shopping. A must-see home for your growing family. Move in before the new school year starts.