



GRASSROOTS
REALTY GROUP

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

780 Maryvale Way NE
Calgary, Alberta

MLS # A2246167



\$599,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,357 sq.ft.	Age:	1972 (53 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions:	NA
--------------------	----

Bi-Level Home with Double Attached & Single Detached Garages | ILLEGAL Basement Suite | Large Lot This home is located on a quiet street in the desirable community of Marlborough. This detached property sits on a large lot and offers a unique combination of a double attached garage plus a single detached garage — ideal for multiple vehicles, a workshop, or additional storage. The main level features an open concept layout with large windows that provide plenty of natural light. The spacious living and dining areas flow into the kitchen, creating a functional and inviting space for everyday living and entertaining. The basement includes an ILLEGAL suite — perfect for extended family or potential rental income. Large backyard offers tons of potential for gardening, entertaining, or play space. Located close to schools, parks, shopping, transit, and major roadways for easy commuting. Key Features: Bi-level layout with open concept main floor Double attached garage + single detached garage ILLEGAL basement suite Large lot with spacious backyard Excellent location near amenities and transit Great opportunity for homeowners or investors alike — don't miss out!