



GRASSROOTS
REALTY GROUP

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4207 Maryvale Drive NE
Calgary, Alberta

MLS # A2246338



\$588,000

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: Cabinets @ bottom of stairs, fridge and stove in basement, freezer

Step inside a well-maintained bungalow in a mature northeast community—this home reflects true pride of ownership. With 3 bedrooms upstairs and 1 full bathroom, the main floor has been thoughtfully updated with fresh paint, flooring throughout, and custom built-ins in the living room, offering a clean, welcoming ambiance. At the heart of the home, the kitchen features abundant cabinetry and generous counterspace. Its open layout flows effortlessly into the dining room—designed for easy meal prep, hosting, or casual family evenings. Step downstairs to an illegal basement suite which includes its own entrance, a full kitchen, bathroom, bedroom, and spacious living area—ideal for rental income or multi-generational living. Outside, a detached garage offers 12-ft ceilings and built-in beams capable of hoisting engines—perfect for automotive projects or workshop needs. Recent Upgrades for Peace of Mind: *Triple-pane windows on the front*New hot water tank (2024)*Fresh interior paint and flooring*Updated electrical system (2023)*Insulated siding*Roof shingles approximately 12 years old. This home is located in a prime location & commuter friendly! Enjoy easy access to major routes including Deerfoot Trail, 16 Avenue, Memorial Drive, and Stoney Trail—making your daily commute or weekend adventures a breeze. Book a showing with your favorite realtor today!