



**GRASSROOTS**  
REALTY GROUP

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**4147 Maryvale Drive NE  
Calgary, Alberta**

**MLS # A2251790**

**\$559,999**



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

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

**Inclusions:** Gazebo

OPEN HOUSE SATURDAY SEPT. 13TH FROM 2:00 - 4:00 P.M. Opportunity knocks in Marlborough! This renovated bungalow offers over 2100 sq. ft. of total living space!! On the 1170 sq. ft. main floor we have a beautifully renovated, custom-built kitchen with generous cabinetry, expansive counters, and large windows that fill the home with natural light. The main floor has 3 bedrooms and 1 full bath. The basement is fully finished with one more bedroom and bath, and a large family room, and kitchenette. Stay cool in the summer with central A/C and enjoy the spacious backyard with a double garage, RV parking via rear alley access. All this in a prime location close to downtown, shopping malls, and transit. Great opportunity for homeowners or investors alike &mdash; don't miss out!