



**GRASSROOTS**  
REALTY GROUP

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**4112 Maryvale Drive NE**  
**Calgary, Alberta**

**MLS # A2255157**



**\$699,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Marlborough                        |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bungalow                           |               |                   |
| <b>Size:</b>     | 1,168 sq.ft.                       | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 6                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard   |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                  | <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>   | Concrete, Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                             |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Fully renovated and move-in ready! Welcome to this beautifully updated 6-bedroom, 2.5-bathroom home with a separate entrance basement suite and double detached garage in the heart of Marlborough. Step inside to discover a bright and modern main floor featuring an open-concept layout, updated kitchen with contemporary finishes, and generous living and dining spaces. The main level offers 3 comfortable bedrooms, including a master bedroom with a private half-bath ensuite, plus a stylish full bathroom for the other bedrooms. The finished basement suite with a separate entrance includes 3 additional bedrooms, a full bathroom, its own kitchen, and a large living space—ideal for extended family or rental income. Other upgrades include fresh paint, new flooring, updated lighting, and more—giving the home a fresh, modern feel throughout. Situated on a large lot with a spacious front yard and back yard, this property offers potential RV parking, combining comfort and investment opportunities. Conveniently located near schools, shopping, transit, and major roadways. Don’t miss your chance to own this stunning property—book your showing today!