



GRASSROOTS
REALTY GROUP

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

**5112 Maryvale Drive NE
Calgary, Alberta**

MLS # A2255407



\$540,000

Division:	Marlborough		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,031 sq.ft.	Age:	1968 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: none

VERY NEAT AND CLEAN RECENTLY RENOVATED 4 LEVEL SPLIT, FULLY FINISHED ON ALL 4 LEVELS. COMES WITH TOTAL 5 BEDROOMS AND 2 FULL BATHS. 2 GOOD SIZE BEDROOM ON THE UPPER LEVEL 2 BEDROOMS ON THE 3RD LEVEL AND ONE BEDROOM ON THE 4TH LEVEL. SITUATED ON A HUGE LOT ON THE BUS ROUTE AND ONE BLOCK TO SCHOOLS, CLOSE TO MARLBOROUGH MALL AND LRT STATION. MAIN LEVEL LIVING ROOM WITH FIRE PLACE, KITCHEN AND DINING AREA AND DOOR GOING TO A HUGE DECK, OVERSIDE DOUBLE DETACHED GARAGE 24X26. HOUSE SHOW VERY WELL SOME OF THE UPGRADES ARE FLOORING AND PAINT 1 YEAR AGO, BATHROOM AND ELECTRICAL 2 YEARS AGO, SHINGLES 4 YEAR AGO, NEW FURNACE ABOUT 10 YEARS AGO AND NEWER WINDOWS. RENTED FOR \$2500 PER MONTH TILL END OF OCT, 2026. VERY GOOD FOR INVESTMENT. BUT IF YOU WANT . SHOWINGS 4 TO 8 PM EXCEPT SUNDAY WITH 24 HOURS NOTICE.