



**4416 Maryvale Drive NE
Calgary, Alberta**

MLS # A2268171



\$595,000

Division: Marlborough

Type: Residential/House

Style: Bungalow

Size: 951 sq.ft. **Age:** 1971 (55 yrs old)

Beds: 5 **Baths:** 2 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.11 Acre

Lot Feat: Landscaped, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance

Inclusions: N/A

Open House On Sunday Jan 4 From 1 pm to 3 pm. Welcome to this beautifully updated open-floor-plan bungalow featuring a bright open-concept living room, 3 bedrooms on the main level, and a renovated 4-piece bathroom with quartz countertop. The home offers laminate flooring throughout, with tile flooring in the basement bathrooms & basement entrance for a clean, modern finish. The stylish kitchen includes stainless steel appliances and quartz countertops, with all bathrooms fully renovated and upgraded with quartz surfaces. The lower level features a 2-bedroom illegal suite with a 2pc ensuite bathroom and another 4 pcs bathroom and its own private laundry, providing excellent versatility and income potential. Enjoy the private patio, double detached garage, and a fully fenced, landscaped yard. Ideally located within walking distance to schools and the LRT station, with quick access to Deerfoot Trail & Memorial Drive, this home delivers comfort, convenience, and value.