



**GRASSROOTS**  
REALTY GROUP

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**4416 Maryvale Drive NE**  
**Calgary, Alberta**

**MLS # A2268171**



**\$595,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	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.