



**659 Maryvale Way NE**  
**Calgary, Alberta**

**MLS # A2295186**



**\$519,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Irregular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Basement appliances (Range hood, Electric range and refrigerator)

This 5-bedroom bungalow sits on a 5,400 sq ft lot in the heart of Marlborough, offering excellent access to transit and nearby amenities. Bus stops are just steps away, with direct routes across the city. Schools, the Marlborough LRT station, T&T Supermarket, Home Depot, and Marlborough Mall are all within walking distance. The main floor includes three bedrooms, a living room, kitchen, and full bathroom. A separate entrance leads to a fully developed basement with an illegal suite, featuring two additional bedrooms, a living room, kitchen, and full bathroom—providing flexibility for extended family or future use. The property also features an oversized double garage with alley access and a large parking area that can accommodate two to three extra vehicles or an RV.