



**GRASSROOTS**  
REALTY GROUP

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**4424 Maryvale Drive NE  
Calgary, Alberta**

**MLS # A2300963**



**\$585,500**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Aluminum Siding , Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home

**Inclusions:** n/a

Big lot Big home 1 bdrm illegal suite in basement Large Double Garage on a south facing lot..Please call for your private viewing.Seller will be home for most showings as they have newborn and can show everyday before six but basement is only all day sunday until 6