



**GRASSROOTS**  
REALTY GROUP

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**628 Maryvale Way NE**  
**Calgary, Alberta**

**MLS # A2202491**



**\$620,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dishwasher x2, Electric Stove x2, Refrigerator x2

| 5 BEDS | 2.5 BATHS | 2 KITCHENS | SEPARATE ENTRANCE | DOUBLE DET GARAGE | Welcome to this recently renovated bungalow in the community of Marlborough! This bright and inviting home features vinyl plank flooring throughout, paired with plenty of natural light coming through large windows. The large living area seamlessly opens up to the kitchen, which boasts plenty of cabinetry, a large island with quartz countertops, and a convenient dining area. The main floor offers three bedrooms, including a primary bedroom with its own 2-piece ensuite, as well as an additional 4-piece bathroom. The fully finished basement includes its own kitchen, a generous open living space, two additional bedrooms, and a full bathroom. A separate entrance provides easy access to the backyard, which features a large deck perfect for entertaining. The double detached garage at the back adds convenience and extra parking. Located close to schools, shopping, parks, and other amenities, this home is perfect for families or investors. Don't miss out—book a showing with your favourite agent today!