

4147 Maryvale Drive NE  
Calgary, Alberta

MLS # A2236304

\$609,000



Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,171 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

OPEN HOUSE Saturday August 2nd 2:00-4:00!!

Opportunity knocks in Marlborough! This renovated bungalow offers over 2100 sq. ft. of total living space!! On the 1170 sq. ft. main floor we have a beautifully renovated, custom-built kitchen with generous cabinetry, expansive counters, and large windows that fill the home with natural light. The main floor also has 3 bedrooms and 1 full bath. The basement is fully finished with one more bedroom and bath, and a large family room, and kitchenette. Stay cool in the summer with central A/C and enjoy the spacious backyard with RV parking via rear alley access. All this in a prime location close to downtown, shopping malls, and transit.