

4147 Maryvale Drive NE
Calgary, Alberta

MLS # A2246777

\$598,800



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|-----------|------------------------|--------|-------------------|
| 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 | | |

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|-------------|--|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows | | |

Inclusions: N/A

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 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 a double garage, RV parking via rear alley access. All this in a prime location close to downtown, shopping malls, and transit. Great opportunity for homeowners or investors alike — don't miss out!