



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

659 Maryvale Way NE
Calgary, Alberta

MLS # A2295186



\$519,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

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.