



**4140 Maryvale Drive NE
Calgary, Alberta**

MLS # A2318708



\$629,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	On Street, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: 75 INCH SONY TV, WIRELESS GOOGLE DOOR BELL, DIGITAL WALL CALENDER, WIRELESS FOUR CAMERA'S WITH LCD CONTROL

This home is well maintained and renovated ,situated right behind the Marlborough mall. This Home has separate entrance to the two bedroom basement and currently is rented out. The house has separate laundry. It has three bedrooms upstairs with one and a half washrooms, spacious living room with and the upgraded kitchen with quartz countertop, good sized island with roof panel designed with multi coloured Govee lights. The kitchen has stainless steel appliances. The pot lights in the main living room and dining area are remote control operated which has warm & warm white shades.75 inch Sony TV installed with colour changing lights behind it on designed wall is Included in the price. This property is near to schools, Mall ,LRT ,Memorial drive and 10 minutes from Downtown. There was former Grow-up which was remediated in or around the year 2005-2006.