



GRASSROOTS
REALTY GROUP

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4127 Maryvale Road NE
Calgary, Alberta

MLS # A2321013



\$508,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this well maintained bungalow in the established community of Marlborough. Proudly owned and meticulously cared for by the same owner since the 1980s, this home reflects true pride of ownership. Featuring 5 bedrooms and 2 full bathrooms, this property offers excellent flexibility for families, multi generational living or investors. The main floor showcases hardwood flooring throughout, complemented by rich hardwood kitchen cabinetry and matching accents that create a warm, cohesive feel. The fully developed basement includes a spacious family room and a complete wet bar, making it ideal for entertaining or relaxing. Situated on a generous 5,000 sq ft lot with 50 feet of frontage, the outdoor space is equally impressive. The backyard is thoughtfully landscaped and features a large deck, perfect for gatherings, entertaining or enjoying with pets. The oversized double detached garage offers high ceilings, insulation and a natural gas heater, providing a comfortable and functional workspace year round. This turnkey property is ready for its next owner. Do not miss this opportunity to own in the desirable community of Marlborough.