



GRASSROOTS
REALTY GROUP

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39 Maryvale Crescent NE
Calgary, Alberta

MLS # A2329092



\$525,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,212 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Vinyl Windows		

Inclusions: Fridge and Range in illegal suite

Set on a large lot directly across from a playground and green space, this spacious bungalow offers an outstanding opportunity for buyers seeking space, flexibility, and the chance to add their own personal style. With three bedrooms on the main floor, a private ensuite, a fully developed basement with an illegal suite, and major updates already completed including newer windows and a newer roof, the heavy lifting has already begun, leaving an excellent opportunity to modernize over time and build equity. The main floor features a bright and functional layout with a generous living room, dedicated dining area, and a spacious kitchen offering ample cabinet storage and workspace. Sliding patio doors provide direct access to the backyard, making it easy to extend your living space outdoors during the warmer months. Three well proportioned bedrooms are located on the main floor, including a spacious primary bedroom complete with its own private ensuite, while a full four piece bathroom serves the additional bedrooms. The fully developed basement adds excellent versatility with an illegal suite that includes its own kitchen, living area, bedroom, three piece bathroom, and shared laundry. Whether you're accommodating extended family, looking for additional living space, or exploring future rental possibilities where permitted, the lower level provides exceptional flexibility. Outside, the large backyard offers mature trees, a lower deck, an accessibility ramp leading to the rear sliding doors, and a large double detached garage with convenient rear lane access. A walking path along the west side of the property creates additional separation from the neighbouring home, giving the lot a more open feel and an added sense of privacy. Directly across the street, you'll find a playground and expansive green space, while Marlborough Mall, schools, grocery stores,

restaurants, transit, and major routes including Memorial Drive and Stoney Trail are all just minutes away. Whether you're searching for your next renovation project, an investment opportunity, or a home with room to grow, this property offers exceptional potential in a location that's hard to beat.