



GRASSROOTS
REALTY GROUP

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731 Maryvale Way NE
Calgary, Alberta

MLS # A2334688



\$588,888

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Garden, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: None

Welcome to this beautifully maintained, upgraded bungalow in Marlborough! The bright main floor features open-concept living and dining spaces flowing into a trendy kitchen equipped with updated appliances, alongside three comfortable bedrooms, a full washroom, and dedicated main-floor laundry. The fully finished basement adds incredible versatility with two additional spacious bedrooms, a full bathroom, a large rec room, a wet bar/kitchenette setup, and its own separate laundry. Completing the property is a massive, fully fenced landscaped backyard and an oversized double detached garage. Vacant, immaculate, and ready for quick possession—schedule your private viewing today and bring your best offer! Perfect for families, commuters, or investors, this location offers exceptional convenience just steps from top-rated schools, local playgrounds, medical services, and popular retail at Marlborough Mall, Walmart, and Canadian Tire, with seamless transit access via the Marlborough LRT Station (Blue Line), direct BRT routes, and quick connection to 16th Avenue and Barlow Trail. "HUGE PRICE REDUCTION" GARAGE FLOOR WILL BE COMPLETED BEFORE POSSESSION...