



GRASSROOTS
REALTY GROUP

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19 Maryvale Crescent NE
Calgary, Alberta

MLS # A2341940

\$525,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, Separate Entrance, Skylight(s)		

Inclusions: Hood Fan

Some houses are renovated until there is nothing left to do. Others give you the important updates, a great lot, useful space and the opportunity to decide what comes next. This one gets a lot of the big things right. Set on a quiet crescent in the established community of Marlborough, this bungalow offers nearly 1,170 sq. ft. above grade with three bedrooms on the main floor, including a primary bedroom with its own two-piece ensuite. A renovated four-piece bathroom serves the rest of the main level, while the living, dining and kitchen areas have an open, comfortable flow. A skylight in the kitchen brings in additional natural light. Several of the expensive, less exciting updates have already been taken care of. Triple-pane windows throughout the main level and 1 in the basement along with the exterior doors were replaced in 2023 (and the window warranty is transferable to the new owner.) The main bathroom was renovated in 2023, including plumbing updates, the primary ensuite was updated in 2025, the dishwasher was replaced in 2025, the hot water tank was replaced in 2024 and a new washer and dryer installed in 2024. Downstairs gives you considerably more room to spread out, with an additional bedroom, three-piece bathroom, large games room, bonus room, huge storage, laundry area and a gas fireplace, plus a separate exterior entrance. Outside, there is more here than you might expect. The 5,780 sq. ft. lot is fully fenced, with a deck, outdoor cooking area, shed and back lane access. There is also approximately 36 feet of dedicated additional parking for an RV or boat, so you do not have to choose between having a backyard and having somewhere to keep the toys. And then there is the garage. The oversized double detached garage is insulated, heated with an overhead natural gas heater and wired for 220V, making it genuinely useful for more

than simply parking two vehicles. You are tucked onto a residential crescent, but still close to schools, parks, shopping and transit, with convenient access to Marlborough CTrain Station, Memorial Drive, 16 Avenue and the shops and services along 36 Street. With several meaningful updates already taken care of, this is a home with good bones, useful space and plenty of opportunity to make it your own.