



GRASSROOTS
REALTY GROUP

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4123 Maryvale Drive NE
Calgary, Alberta

MLS # A2344736



\$609,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: All existing window coverings; dining table and chairs.

5 BEDS | 2 BATHS | 2 KITCHENS | SEPARATE ENTRANCE | DOUBLE DETACHED GARAGE | Welcome to this bright bungalow located in the community of Marlborough. Natural light fills the spacious living area, which opens into the renovated kitchen featuring stainless steel appliances, quartz countertops, a matching island, and plenty of cabinetry. A convenient dining area is located just off the kitchen. The main level offers 3 good-sized bedrooms, including the primary bedroom, along with a 4-piece bathroom. Downstairs, you'll find additional living space featuring a second kitchen, separate entrance, separate laundry, 2 good-sized bedrooms, and a 4-piece bathroom. Recent upgrades include a new egress window in the basement, new furnace, and a new rear deck. Outside, enjoy the large backyard with a double detached garage providing plenty of parking and additional storage. Conveniently located close to shopping, schools, parks, transit, and amenities.. Book your showing today!