



4207 Maryvale Drive Calgary Alberta

\$619,999

This Marlborough bungalow offers the pride of ownership you've been searching for. Located in an established northeast community, this home features three bedrooms upstairs, two full bathrooms, and an illegal suite. The main floor has been recently updated with fresh paint, new flooring throughout, and beautiful built-ins in the living room. The custom kitchen is a chef's delight, boasting ample cabinets and counter space, along with a free-flowing layout into the dining room, making meal prep, dining, and hosting a breeze! A separate rear entrance leads to an illegal basement suite, showcasing an additional bedroom, kitchen, full bath, and spacious living area—a perfect space for additional income or a multi-generational family. Outside, you'll find a mechanic's dream garage complete with 12-foot ceilings and built-in beams for hoisting engines. Commuting is also a breeze with quick access to major roadways like Deerfoot, 16 Avenue, Memorial Drive, and Stoney Trail. Recent updates include: * Triple pane windows at the front of the house * Hot water tank (2024) * Fresh paint * Updated flooring * Shingles (~12 years old) * Electrical (2023) * Insulated siding. Book your showing with your favorite realtor today! (id:6769)

Eat in kitchen 14.08 Ft x 12.50 Ft
 Family room 15.92 Ft x 12.08 Ft
 Bedroom 12.83 Ft x 9.08 Ft
 Other 14.08 Ft x 7.42 Ft
 Storage 12.92 Ft x 3.75 Ft
 4pc Bathroom 6.92 Ft x 4.92 Ft
 Laundry room 12.50 Ft x 11.00 Ft
 Living room 15.33 Ft x 11.67 Ft

Kitchen 13.17 Ft x 11.33 Ft
 Dining room 12.08 Ft x 8.83 Ft
 Primary Bedroom 12.00 Ft x 11.67 Ft
 Other 6.33 Ft x 2.92 Ft
 Bedroom 9.92 Ft x 8.92 Ft
 Bedroom 9.92 Ft x 9.00 Ft
 Foyer 7.25 Ft x 4.08 Ft
 4pc Bathroom 9.92 Ft x 4.92 Ft

Listing Presented By:



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