



4112 Maryvale Drive Calgary Alberta

\$550,000

This 1168 sq ft bungalow, with a fully developed basement, offers an incredible opportunity for those with a vision. Featuring 8 bedrooms and 2 full bathrooms, it's perfectly positioned just minutes from Marlborough Mall, the CTrain station, and a wealth of amenities. The RC-G zoning and impressive 60-foot frontage (18.28 meters) offer flexibility for a variety of future uses. The property includes a double detached garage, providing added convenience and utility. While the home is in need of some TLC, the layout and location make it a fantastic prospect for those looking to maximize its potential. Whether you're looking to transform it or take advantage of its current configuration, this property is worth a closer look. Don't miss out on this unique opportunity in a vibrant community! (id:6769)

Laundry room 8.83 Ft x 6.33 Ft
3pc Bathroom 9.42 Ft x 7.17 Ft
Bedroom 12.83 Ft x 12.58 Ft
Bedroom 14.92 Ft x 8.67 Ft
Other 13.00 Ft x 12.33 Ft
Other 16.58 Ft x 9.58 Ft
Kitchen 15.00 Ft x 9.58 Ft

Bedroom 12.17 Ft x 6.08 Ft
Bedroom 15.83 Ft x 10.17 Ft
Bedroom 10.00 Ft x 9.00 Ft
Bedroom 11.00 Ft x 9.00 Ft
Bedroom 12.75 Ft x 11.83 Ft
Bedroom 9.42 Ft x 7.50 Ft
4pc Bathroom 9.00 Ft x 4.92 Ft

Listing Presented By:



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