

731 Maryvale Way Calgary Alberta

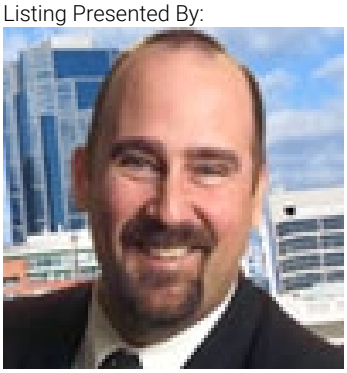
$568,888

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... (id:6769)

Bedroom 14.83 Ft x 9.50 Ft
Bedroom 9.00 Ft x 9.50 Ft
Kitchen 3.33 Ft x 8.08 Ft
Laundry room 13.25 Ft x 9.92 Ft
Recreational, Games room 17.17 Ft x 20.25 Ft
Furnace 5.92 Ft x 3.08 Ft
4pc Bathroom 7.92 Ft x 5.08 Ft

Bedroom 9.33 Ft x 9.08 Ft
Bedroom 12.58 Ft x 9.08 Ft
Dining room 9.25 Ft x 9.50 Ft
Kitchen 12.75 Ft x 12.83 Ft
Living room 12.58 Ft x 18.50 Ft
Primary Bedroom 12.58 Ft x 11.17 Ft
4pc Bathroom 8.50 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:
REMAX Innovations

http://www.shaukathayat.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca