

\$539,900 - 5219 Maryvale Drive Ne, Calgary

MLS® #A2164521

\$539,900

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.13 Acres

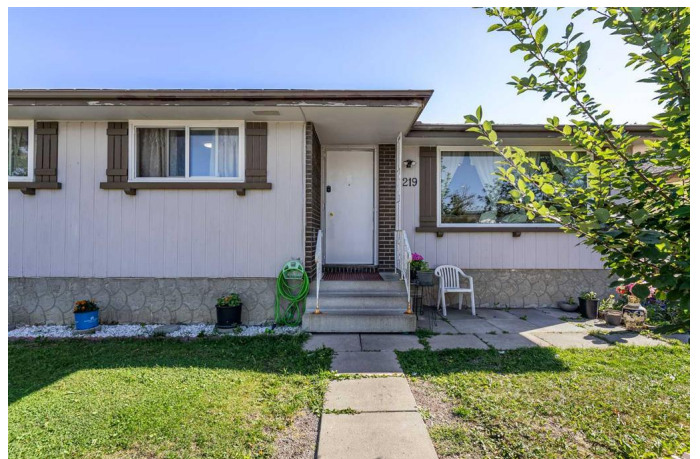
Marlborough, Calgary, Alberta

INVESTOR ALERT! Nestled in the welcoming Marlborough community, 5219 Maryvale Dr NE is a charming 4-bedroom, 2-bathroom bungalow that effortlessly blends comfort with potential. The main floor invites you in with a bright and spacious living room, where natural light pours in through large windows, creating a warm and inviting atmosphere. The kitchen, functional and well-appointed, offers plenty of counter space and storage, making it ideal for meal preparation and gatherings with loved ones. Adjacent to the kitchen, a cozy dining area awaits your family dinners and casual entertaining.

The fully developed basement is a standout feature, offering an illegal suite with its own pantry—perfect for extended family living or generating additional income. This versatile space can be tailored to suit your needs, whether you envision a home office or recreation area,

Step outside to discover a large, fenced backyard that's perfect for gardening, play, or relaxation. The double detached garage provides ample parking and extra storage, making it a practical addition to this already impressive property.

Located on a quiet, family-friendly street, this home is just minutes away from schools, parks, shopping, and public transit, offering both convenience and a sense of community. Whether you're a first-time homebuyer



looking to make your mark or an investor seeking a valuable opportunity, 5219 Maryvale Dr NE is a property with endless possibilities. Seize the chance to make this inviting bungalow your own! Schedule your showing now

Built in 1968

Essential Information

MLS® #	A2164521
Price	\$539,900
Sold Price	\$534,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5219 Maryvale Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2T5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, Granite Counters, Pantry, Recessed Lighting, Storage
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Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	September 20th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	PropZap Realty
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