

\$545,000 - 4407 Maryvale Road Ne, Calgary

MLS® #A2178367

\$545,000

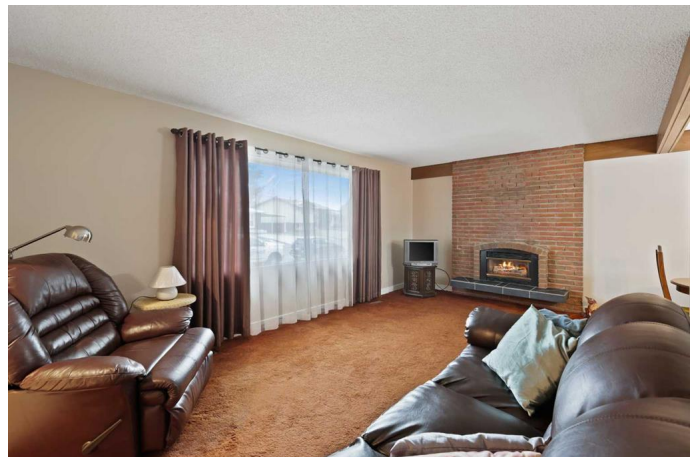
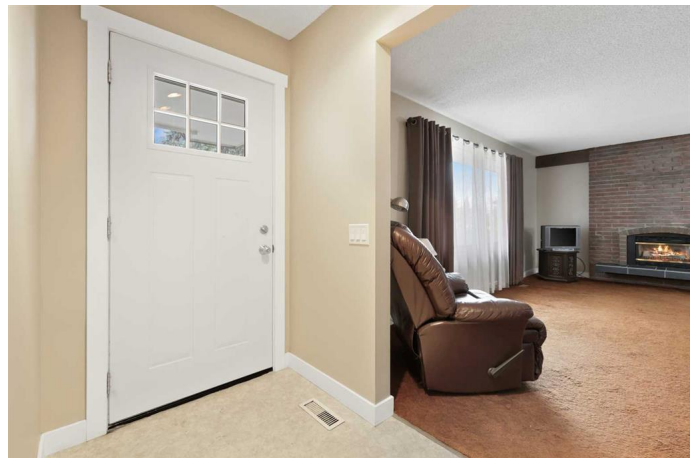
3 Bedroom, 3.00 Bathroom, 1,212 sqft
Residential on 0.14 Acres

Marlborough, Calgary, Alberta

Bright open bungalow on the market for the very first time! Lovingly maintained with various updates by the original owners this home boasts 3 bedrooms on the main floor. The primary bedroom has his and hers closets and a four-piece ensuite. A secondary four-piece bath accommodates the other two bedrooms. A sunny kitchen with south exposure features white cabinets and a pantry.

The formal dining room off the kitchen provides extra space for entertaining and special family dinners. A separate rear entrance leads directly to the finished basement, featuring laundry room, storage room, rec room, three-piece bath, and additional room with closet. Plumbing is roughed in for a basement kitchen, and there is plenty of room on the electrical panel to suite the basement. With the new re-zoning there is potential for many different kinds of development. The lot is large enough to accommodate a tri-plex or to suite up and down and put a carriage house above the garage. Other features of this home include new shingles on house and garage in 2024, updated vinyl windows, upgraded insulation in the attic and on the north and west walls, 220 wiring in the heated, insulated double garage, gated RV parking beside the garage, and newer hot water tank and furnace. Close to schools, shopping, professional services, community center, parks, and playgrounds.

Built in 1971



Essential Information

MLS® #	A2178367
Price	\$545,000
Sold Price	\$552,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,212
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4407 Maryvale Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2T7

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Paved, Insulated, On Street, RV Gated

Interior

Interior Features	No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Solar Tube(s)
Appliances	Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings, ENERGY STAR Qualified Appliances
Heating	Forced Air, Natural Gas, Fireplace Insert, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Blower Fan, Electric
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 8th, 2024

Date Sold November 9th, 2024

Zoning R-CG

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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