



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5020 MARYVALE Drive, Calgary T2A 2T3**

MLS®#: **A2161877**

Area: **Marlborough**

Listing Date: **09/02/24**

List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1969**

Finished Floor Area

Abv Sqft: **1,040**  
Low Sqft:  
Ttl Sqft: **1,040**

Lot Information

Lot Sz Ar: **5,564 sqft**  
Lot Shape:

DOM

**16**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped**  
Park Feat: **Covered,Double Garage Detached,On Street,Rear Drive**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Mud Room</b>	<b>Main</b>	<b>3' 0" x 5' 9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9' 4" x 12' 5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9' 4" x 9' 2"</b>	<b>Living Room</b>	<b>Main</b>	<b>12' 5" x 14' 5"</b>
<b>Entrance</b>	<b>Main</b>	<b>3' 11" x 3' 8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9' 1" x 8' 11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8' 11" x 10' 1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11' 0" x 10' 0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3' 3" x 2' 6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8' 5" x 4' 11"</b>

**Laundry**  
**Family Room**  
**Bedroom**

**Basement**  
**Basement**  
**Basement**

**7`8" x 12`4"**  
**16`10" x 20`9"**  
**8`5" x 20`3"**

**Kitchen**  
**Den**  
**4pc Bathroom**  
Legal/Tax/Financial

**Basement**  
**Basement**  
**Basement**

**7`0" x 8`11"**  
**7`3" x 11`9"**  
**9`7" x 4`11"**

Title:  
**Fee Simple**  
Legal Desc:

**5897JK**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Location, location, location. move-in ready bungalow with 3 bedroom on main floor is situated across Marlborough School. Fully finished (illegal suite)self contained basement suite with 4 pcs bathroom, a den, family room, kitchen and laundry area( great potential income supplement) or for bigger family. Watch your children go to school from the comfort of your living room. a short distance from Marlborough Mall and most of the amenities, the fenced backyard have room for the RV and or entertain on a beautiful summer day/nights.**

Inclusions:  
Property Listed By:

**n/a**  
**Diamond Realty & Associates LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





