



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

142
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

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

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

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





