



**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**  
Lot Information  
 Lot Sz Ar: **5,564 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped**  
 Park Feat: **Covered,Double Garage Detached,On Street,Rear Drive**

DOM

**79**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**  
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

Room	Level	Dimensions	Room	Level	Dimensions
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**





