



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5112 MARYVALE Drive, Calgary T2A 2T4**

MLS® #: **A2163302**

Area: **Marlborough**

Listing Date: **09/05/24**

List Price: **\$565,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1968**

Lot Information

Lot Sz Ar: **6,092 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,030**  
Low Sqft:  
Ttl Sqft: **1,030**

DOM

**77**

Layout

Beds: **5 (2 3 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Mixed**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`1" x 12`10"
Kitchen	Main	9`6" x 12`2"
Bedroom	Second	13`0" x 8`4"
4pc Bathroom	Lower	5`10" x 7`0"
Bedroom	Lower	12`3" x 8`5"
Laundry	Basement	13`0" x 12`3"

Room	Level	Dimensions
Dining Room	Main	8`3" x 12`4"
4pc Bathroom	Second	6`10" x 6`11"
Bedroom - Primary	Second	12`11" x 11`0"
Bedroom	Lower	12`4" x 7`9"
Bedroom	Basement	7`11" x 11`10"
Game Room	Basement	21`7" x 11`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**5897JK**

Remarks

Pub Rmks:

**Welcome to this stunning 4-level split home, perfectly designed for families and investors alike! With 5 spacious bedrooms, high ceilings, and big windows, this property boasts a beautiful layout that's flooded with natural light. The recently renovated interior is move-in ready, and the private fenced yard provides a serene oasis for outdoor living. Cozy up by the wood-burning fireplace in the living area, perfect for chilly evenings. Plus, enjoy the convenience of being close to schools and shopping centres. Additional features include a detached double garage, perfect for parking and storage. Recent house improvements include: Flooring/paint - 1 year ago, Bathroom & Electrical - 2 years ago, Roof/Shingles - 4 years ago, New Furnace about 10 years ago. Don't miss out on this incredible opportunity to own a piece of paradise!**

Inclusions:  
Property Listed By:

**NA**  
**eXp Realty**

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









