



THE
A-TEAM

**RE/MAX
FIRST**

5112 MARYVALE Drive, Calgary T2A 2T4

MLS®#: **A2163302** Area: **Marlborough** Listing Date: **09/05/24** List Price: **\$585,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1968** Abv Sqft: **1,030**
Lot Information Low Sqft:
 Lot Sz Ar: **6,092 sqft** Ttl Sqft: **1,030**
 Lot Shape:

DOM

13
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** Construction: **Mixed**
 Heating: **Central** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** 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	Room	Level	Dimensions
Living Room	Main	18`1" x 12`10"	Dining Room	Main	8`3" x 12`4"
Kitchen	Main	9`6" x 12`2"	4pc Bathroom	Second	6`10" x 6`11"
Bedroom	Second	13`0" x 8`4"	Bedroom - Primary	Second	12`11" x 11`0"
4pc Bathroom	Lower	5`10" x 7`0"	Bedroom	Lower	12`4" x 7`9"
Bedroom	Lower	12`3" x 8`5"	Bedroom	Basement	7`11" x 11`10"
Laundry	Basement	13`0" x 12`3"	Game Room	Basement	21`7" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

5897JK

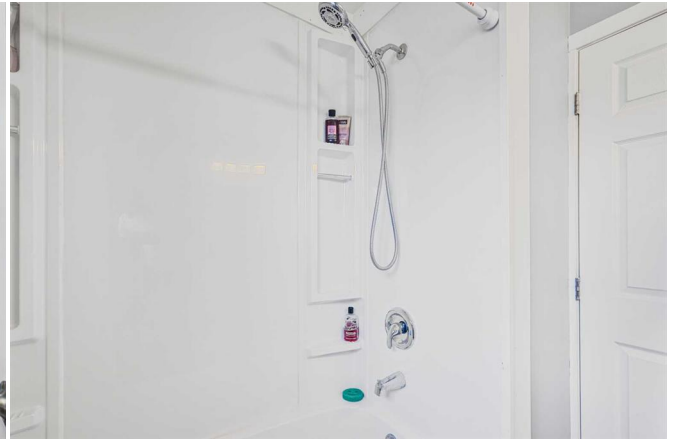
Remarks

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: **NA**
Property Listed By: **eXp Realty**

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







5112 Maryvale Dr NE, Calgary, AB

Basement (Below Grade) Exterior Area 55.52 sq ft
Interior Area 158.22 sq ft



0 2 4 ft

PREPARED: 2024/09/05



White regions are excluded from total floor area in OJUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

5112 Maryvale Dr NE, Calgary, AB

Lower Floor (Below Grade) Exterior Area 329.09 sq ft
Interior Area 302.89 sq ft



0 2 4 ft

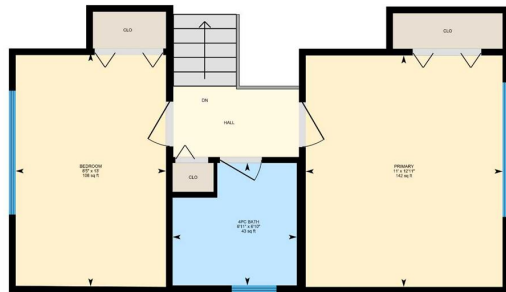
PREPARED: 2024/09/05



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5112 Maryvale Dr NE, Calgary, AB

2nd Floor Exterior Area 411.23 sq ft
Interior Area 376.90 sq ft



0 2 4 ft

PREPARED: 2024/09/05



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5112 Maryvale Dr NE, Calgary, AB

Main Floor Exterior Area 619.34 sq ft
Interior Area 592.40 sq ft



0 2 4 ft

PREPARED: 2024/09/05



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