



THE
A-TEAM

**RE/MAX
FIRST**

5219 MARYVALE Drive, Calgary T2A 2T5

MLS®#: **A2164521** Area: **Marlborough** Listing Date: **09/09/24** List Price: **\$539,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **5,500 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,091**
 Low Sqft:
 Ttl Sqft: **1,091**

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,Pantry,Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 4`9"	Bedroom	Main	11`10" x 8`11"
Bedroom	Main	11`10" x 9`0"	Foyer	Main	12`0" x 4`1"
Kitchen	Main	11`1" x 11`2"	Living Room	Main	23`5" x 14`3"
Bedroom - Primary	Main	11`10" x 10`1"	3pc Bathroom	Basement	4`5" x 5`11"
Bedroom	Basement	8`7" x 18`8"	Dining Room	Basement	8`8" x 12`0"
Kitchen	Basement	9`1" x 6`6"	Laundry	Basement	11`2" x 5`1"
Pantry	Basement	7`4" x 13`1"	Game Room	Basement	7`4" x 13`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5571JK

Remarks

Pub Rmks: **INVESTOR ALERT! Nestled in the welcoming Marlborough community, 5219 Maryvale Dr NE is a charming 4-bedroom, 2-bathroom bungalow that effortlessly blends comfort with potential. The main floor invites you in with a bright and spacious living room, where natural light pours in through large windows, creating a warm and inviting atmosphere. The kitchen, functional and well-appointed, offers plenty of counter space and storage, making it ideal for meal preparation and gatherings with loved ones. Adjacent to the kitchen, a cozy dining area awaits your family dinners and casual entertaining. The fully developed basement is a standout feature, offering an illegal suite with its own pantry—perfect for extended family living or generating additional income. This versatile space can be tailored to suit your needs, whether you envision a home office or recreation area. Step outside to discover a large, fenced backyard that's perfect for gardening, play, or relaxation. The double detached garage provides ample parking and extra storage, making it a practical addition to this already impressive property. Located on a quiet, family-friendly street, this home is just minutes away from schools, parks, shopping, and public transit, offering both convenience and a sense of community. Whether you're a first-time homebuyer looking to make your mark or an investor seeking a valuable opportunity, 5219 Maryvale Dr NE is a property with endless possibilities. Seize the chance to make this inviting bungalow your own! Schedule your showing now**

Inclusions: **All appliances listed in the appliance section. There are two sets of refrigerator, stove, range hood, garage door opener, and garage control**

Property Listed By: **PropZap Realty**

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









