



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**628 MARYVALE Way, Calgary T2A 2V7**

MLS® #: **A2182105**

Area: **Marlborough**

Listing Date: **12/04/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1971**

Lot Information

Lot Sz Ar: **5,489 sqft**  
Lot Shape:

Access:

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

DOM

**59**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`3" x 10`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 10`3"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 4`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 9`0"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 11`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`5" x 12`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`5" x 9`1"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**R-CG**

**7620JK**

Remarks

Pub Rmks: **5 BEDS | 2.5 BATHS | 2 KITCHENS | SEPARATE ENTRANCE | DOUBLE DET GARAGE | Welcome to this recently renovated bungalow in the community of Marlborough! This bright and inviting home features vinyl plank flooring throughout, paired with plenty of natural light coming through large windows. The large living area seamlessly opens up to the kitchen, which boasts plenty of cabinetry, a large island with quartz countertops, and a convenient dining area. The main floor offers three bedrooms, including a primary bedroom with its own 2-piece ensuite, as well as an additional 4-piece bathroom. The fully finished basement includes its own kitchen, a generous open living space, two additional bedrooms, and a full bathroom. A separate entrance provides easy access to the backyard, which features a large deck perfect for entertaining. The double detached garage at the back adds convenience and extra parking. Located close to schools, shopping, parks, and other amenities, this home is perfect for families or investors. Don't miss out—book a showing with your favourite agent today!**

Inclusions: **Dishwasher x2, Electric Stove x2, Refrigerator x2**

Property Listed By: **eXp Realty**

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









