



THE
A-TEAM

**RE/MAX
FIRST**

43 MARYVALE Place, Calgary T2A 2V4

MLS®#: **A2196733** Area: **Marlborough** Listing Date: **02/27/25** List Price: **\$780,000**
 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: **1971** Abv Sqft: **1,451**
Lot Information Low Sqft:
 Lot Sz Ar: **6,824 sqft** Ttl Sqft: **1,451**
 Lot Shape:

DOM

0
Layout
 Beds: **7 (3 4)**
 Baths: **4.0 (4 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Pie Shaped Lot,Sloped**
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`6" x 12`11"	Family Room	Main	18`4" x 11`4"
Kitchen	Main	9`8" x 9`6"	Dining Room	Main	9`0" x 8`0"
Bedroom - Primary	Main	12`11" x 8`11"	3pc Ensuite bath	Main	9`3" x 8`0"
Bedroom	Main	11`10" x 11`4"	Bedroom	Main	11`4" x 9`0"
Foyer	Main	11`4" x 4`6"	Laundry	Main	6`4" x 5`9"
4pc Bathroom	Main	8`6" x 4`11"	Bonus Room	Basement	13`0" x 11`2"
Eat in Kitchen	Basement	11`8" x 7`11"	4pc Bathroom	Basement	8`6" x 4`6"

Bedroom
Bedroom
Laundry
Furnace/Utility Room

Basement
Basement
Basement
Basement

13`11" x 7`11"
10`6" x 10`5"
3`4" x 2`9"
10`6" x 9`10"

Bedroom
Bedroom
4pc Bathroom

Basement
Basement
Basement

10`6" x 8`11"
12`8" x 8`6"
8`5" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7620JK

Remarks

Pub Rmks:

Prime Investment Opportunity in Marlborough - Legal Suite Bungalow! Don't miss this incredible investment opportunity in the community of Marlborough! This spacious bungalow offers 2,800 sq. ft. of total living space and features a legal suite with a separate entrance, making it perfect for investors or multi-generational living. Inside, you'll find a total of 7 bedrooms and 4 full bathrooms! The main floor boasts new laminate flooring, a bright and sunny front exposure, and an updated kitchen with new granite countertops, modern cabinets, stainless steel appliances, and a gas stove. There is also a family room with brick facing wood burning fireplace and a door to lead you to the spacious backyard. The primary bedroom includes a private 3-piece ensuite, while two additional large bedrooms and a 4-piece main bathroom complete the main floor. The LEGAL SUITE is fully developed featuring 4 bedrooms, 2 full bathrooms, a full kitchen, separate laundry, and a private entrance, offering excellent rental potential. Situated on a large pie-shaped lot, this home also includes a double detached garage and a spacious backyard—perfect for outdoor enjoyment. Located just minutes from schools, shopping, and the Marlborough transit station, this property is an unbeatable investment opportunity with fantastic rental income potential.

Inclusions:
Property Listed By:

**(3) Refrigerator, (2) Washer, (2) Dryer, (2) Stoves, (4) Mini Fridge, All Window Coverings
Greater Property Group**

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













