5112 Maryvale Drive NE
Calgary, Alberta

MLS # A2255407

$540,000

Division:	Marlborough
Type:	Residential/House
Style:	4 Level Split
Size:	1,020 sq.ft.
Age:	1968 (58 yrs old)
Beds:	5
Baths:	2
Garage:	Double Garage Detached
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Back Yard, Landscaped

Heating:	Forced Air, Natural Gas	**Water:**	-	
Floors:	Laminate	**Sewer:**	-	
Roof:	Asphalt Shingle	**Condo Fee:**	-	
Basement:	Finished, Full	**LLD:**	-	
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG	
Foundation:	Poured Concrete	**Utilities:**	-	
Features:	Storage			

Inclusions: none

VERY NEAT AND CLEAN RECENTLY RENOVATED 4 LEVEL SPLIT,FULLY FINISHED ON ALL 4 LEVELS.COMES WITH TOTAL 5 BEDROOMS AND 2 FULL BATHS.2 GOOD SIZE BEDROOM ON THE UPPER LEVEL 2 BEDROOMS ON THE 3RD LEVEL AND ONE BEDROOM ON THE 4TH LEVEL.SITUATED ON A HUGE LOT ON THE BUS ROUTE AND ONE BLOCK TO SCHOOLS,CLOSE TO MARLBOROUGH MALL AND LRT STATION. MAIN LEVEL LIVING ROOM WITH FIRE PLACE,KITCHEN AND DINING AREA AND DOOR GOING TO A HUGE DECK,OVERSIDE DOUBLE DETACHED GARAGE 24X26.HOUSE SHOW VERY WELL SOME OF THE UPGRADES DONE ARE FLOORING AND PAINT 1 YEAR AGO,BATHROOM AND ELECTRICAL 2 YEARS AGO,SHINGLES 4 YEAR AGO,NEW FURNACE ABOUT 10 YEARS AGO AND NEWER WINDOWS.RENTED FOR $2500 PER MONTH FIXED LEASE TILL END OF OCT,2026.VERY GOOD FOR INVESTMENT. BUT IF YOU WANT TAKE OVER TENANTS,POSSESSION CAN BE ANY TIME. . SHOWINGS 4 TO 8 PM EXCEPT SUNDAY WITH 24 HOURS NOTICE.