

4416 Maryvale Drive NE
Calgary, Alberta

MLS # A2268171



\$595,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	951 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Open House On Sunday Jan 4 From 1 pm to 3 pm. Welcome to this beautifully updated open-floor-plan bungalow featuring a bright open-concept living room, 3 bedrooms on the main level, and a renovated 4-piece bathroom with quartz countertop. The home offers laminate flooring throughout, with tile flooring in the basement bathrooms & basement entrance for a clean, modern finish. The stylish kitchen includes stainless steel appliances and quartz countertops, with all bathrooms fully renovated and upgraded with quartz surfaces. The lower level features a 2-bedroom illegal suite with a 2pc ensuite bathroom and another 4 pcs bathroom and its own private laundry, providing excellent versatility and income potential. Enjoy the private patio, double detached garage, and a fully fenced, landscaped yard. Ideally located within walking distance to schools and the LRT station, with quick access to Deerfoot Trail & Memorial Drive, this home delivers comfort, convenience, and value.