

# \$649,900 - 4207 Maryvale Drive Ne, Calgary

MLS® #A2231245

**\$649,900**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.14 Acres

Marlborough, Calgary, Alberta

This Marlborough bungalow offers the pride of ownership you've been searching for. Located in an established northeast community, this home features three bedrooms upstairs, two full bathrooms, and an illegal suite. The main floor has been recently updated with fresh paint, new flooring throughout, and beautiful built-ins in the living room. The custom kitchen is a chef's delight, boasting ample cabinets and counter space, along with a free-flowing layout into the dining room, making meal prep, dining, and hosting a breeze! A separate rear entrance leads to an illegal basement suite, showcasing an additional bedroom, kitchen, full bath, and spacious living area—a perfect space for additional income or a multi-generational family. Outside, you'll find a mechanic's dream garage complete with 12-foot ceilings and built-in beams for hoisting engines. Commuting is also a breeze with quick access to major roadways like Deerfoot, 16 Avenue, Memorial Drive, and Stoney Trail. Recent updates include: \* Triple pane windows at the front of the house \* Hot water tank (2024) \* Fresh paint \* Updated flooring \* Shingles (~12 years old) \* Electrical (2023) \* Insulated siding. Book your showing with your favorite realtor today!

Built in 1969

## Essential Information

MLS® #

A2231245



Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,098
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4207 Maryvale Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2S9

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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