

# \$588,000 - 4207 Maryvale Drive Ne, Calgary

MLS® #A2246338

**\$588,000**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Residential on 0.14 Acres

Marlborough, Calgary, Alberta

**\*\*OPEN HOUSE SAT. AUGUST 23**

**11am-1pm\*\*** Step inside a well-maintained bungalow in a mature northeast community—this home reflects true pride of ownership. With 3 bedrooms upstairs and 1 full bathroom, the main floor has been thoughtfully updated with fresh paint, flooring throughout, and custom built-ins in the living room, offering a clean, welcoming ambiance. At the heart of the home, the kitchen features abundant cabinetry and generous counterspace. Its open layout flows effortlessly into the dining room—designed for easy meal prep, hosting, or casual family evenings. Step downstairs to an illegal basement suite which includes its own entrance, a full kitchen, bathroom, bedroom, and spacious living area—ideal for rental income or multi-generational living. Outside, a detached garage offers 12-ft ceilings and built-in beams capable of hoisting engines—perfect for automotive projects or workshop needs. Recent Upgrades for Peace of Mind: \*Triple-pane windows on the front\*New hot water tank (2024)\*Fresh interior paint and flooring\*Updated electrical system (2023)\*Insulated siding\*Roof shingles approximately 12 years old. This home is located in a prime location & commuter friendly! Enjoy easy access to major routes including Deerfoot Trail, 16 Avenue, Memorial Drive, and Stoney Trail—making your daily commute or weekend adventures a breeze. Book a showing with your favorite realtor today!



Built in 1969

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246338    |
| Price          | \$588,000   |
| 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, Freezer, Microwave, Refrigerator, Stove(s), Washer                                      |
| 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    | August 7th, 2025 |
| Days on Market | 39               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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