

# \$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

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
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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