

# \$609,000 - 4147 Maryvale Drive Ne, Calgary

MLS® #A2236304

**\$609,000**

4 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.14 Acres

Marlborough, Calgary, Alberta

OPEN HOUSE Saturday August 2nd

2:00-4:00!!

Opportunity knocks in Marlborough! This renovated bungalow offers over 2100 sq. ft. of total living space!! On the 1170 sq. ft. main floor we have a beautifully renovated, custom-built kitchen with generous cabinetry, expansive counters, and large windows that fill the home with natural light. The main floor also has 3 bedrooms and 1 full bath. The basement is fully finished with one more bedroom and bath, and a large family room, and kitchenette. Stay cool in the summer with central A/C and enjoy the spacious backyard with RV parking via rear alley access. All this in a prime location close to downtown, shopping malls, and transit.

Built in 1969

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236304    |
| Price          | \$609,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,171       |
| Acres          | 0.14        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4147 Maryvale Drive Ne |
| Subdivision | Marlborough            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A2S9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows                                  |
| Appliances        | Central Air Conditioner, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                       |
| Has Basement      | Yes                                                                                               |
| Basement          | Exterior Entry, Finished, Full                                                                    |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description   | Landscaped             |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 13              |
| Zoning         | R-CG            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.