

# \$640,000 - 795 Maryvale Way Ne, Calgary

MLS® #A2214240

**\$640,000**

5 Bedroom, 3.00 Bathroom, 1,121 sqft  
Residential on 0.12 Acres

Marlborough, Calgary, Alberta

Charming Detached Bungalow in the Heart of Marlborough!

Welcome to this spacious and well-maintained bungalow offering incredible value in one of Calgary's most established communities. Situated on a quiet street in Marlborough, this home features a bright, open-concept main floor perfect for entertaining, with an abundance of natural light streaming through new windows.

The main level boasts a classic wood-burning fireplace, creating a cozy ambiance for those chilly Calgary evenings. The kitchen flows seamlessly into the dining and living areas, offering both functionality and style for everyday living.

Downstairs, you'll find a fully developed ILLEGAL basement suite complete with its own kitchen, large living area, full bathroom, and 2 bedrooms – ideal for multi-generational living or as a mortgage helper. The shared laundry space offers convenience without compromising privacy.

Major mechanical upgrades have already been taken care of, including a new hot water tank and furnace (both within the last 3 years). The property is also equipped with a central vacuum system, making maintenance a breeze.



Out back, a double detached garage offers secure parking and additional storage as well as a large back yard.

This is an exceptional opportunity for first-time buyers, investors, or families seeking space and flexibility in a fantastic location. Walking distance to schools, shopping, transit, and all amenities.

Don't miss out – schedule your private showing today and discover the potential of this Marlborough gem!

Built in 1971

### Essential Information

MLS® #	A2214240
Price	\$640,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,121
Acres	0.12
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	795 Maryvale Way Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2V8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance
Appliances	Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	None, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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