



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

**4207 Maryvale Drive NE**  
**Calgary, Alberta**

**MLS # A2246338**



**\$588,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Cabinets @ bottom of stairs, fridge and stove in basement, freezer

**\*\*OPEN HOUSE SAT. AUGUST 16....11:30AM - 1 PM\*\*** Step inside a well-maintained bungalow in a mature northeast community&mdash;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&mdash;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&mdash;ideal for rental income or multi-generational living. Outside, a detached garage offers 12-ft ceilings and built-in beams capable of hoisting engines&mdash;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&mdash;making your daily commute or weekend adventures a breeze. Book a showing with your favorite realtor today!