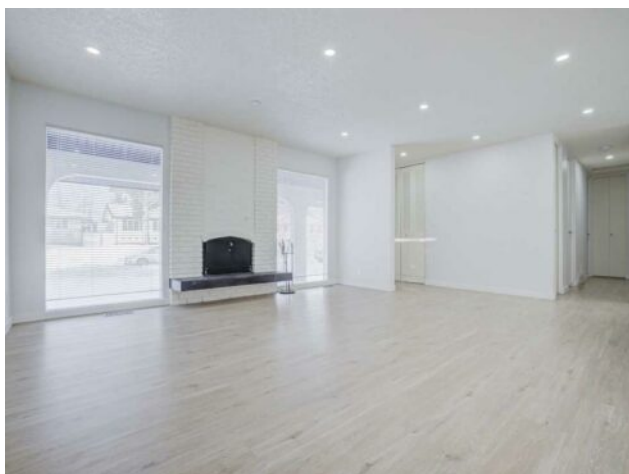


628 Maryvale Way NE
Calgary, Alberta

MLS # A2202491



\$620,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher x2, Electric Stove x2, Refrigerator x2

| 5 BEDS | 2.5 BATHS | 2 KITCHENS | SEPARATE ENTRANCE | DOUBLE DET GARAGE | Welcome to this recently renovated bungalow in the community of Marlborough! This bright and inviting home features vinyl plank flooring throughout, paired with plenty of natural light coming through large windows. The large living area seamlessly opens up to the kitchen, which boasts plenty of cabinetry, a large island with quartz countertops, and a convenient dining area. The main floor offers three bedrooms, including a primary bedroom with its own 2-piece ensuite, as well as an additional 4-piece bathroom. The fully finished basement includes its own kitchen, a generous open living space, two additional bedrooms, and a full bathroom. A separate entrance provides easy access to the backyard, which features a large deck perfect for entertaining. The double detached garage at the back adds convenience and extra parking. Located close to schools, shopping, parks, and other amenities, this home is perfect for families or investors. Don't miss out—book a showing with your favourite agent today!