

# \$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.

Donâ€™t miss out â€” 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 | 4                |
| Zoning         | R-CG             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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