

4112 Maryvale Drive NE
Calgary, Alberta

MLS # A2203272



\$550,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,168 sq.ft.	Age:	1971 (54 yrs old)
Beds:	8	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air

Floors: Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: n/a

This 1168 sq ft bungalow, with a fully developed basement, offers an incredible opportunity for those with a vision. Featuring 8 bedrooms and 2 full bathrooms, it's perfectly positioned just minutes from Marlborough Mall, the CTrain station, and a wealth of amenities. The RC-G zoning and impressive 60-foot frontage (18.28 meters) offer flexibility for a variety of future uses. The property includes a double detached garage, providing added convenience and utility. While the home is in need of some TLC, the layout and location make it a fantastic prospect for those looking to maximize its potential. Whether you're looking to transform it or take advantage of its current configuration, this property is worth a closer look. Don't miss out on this unique opportunity in a vibrant community!