

# \$508,000 - 708 Maryvale Way Ne, Calgary

MLS® #A2225310

**\$508,000**

3 Bedroom, 2.00 Bathroom, 991 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

First time listed on MLS. Great opportunity to live in Marlborough. Home situated on a quiet street, ideal location is within walking distance to schools, parks & playgrounds, close to all amenities. Main floor has large living room, dining room, kitchen with pantry, 3 bedrooms & a full 4-pc bathroom. Separate entrance to partially developed basement with large flex room, game room and 2-pc bathroom.

Upgrades include shingles in 2024, furnace & water tank in 2023. Sunny south backyard & enjoy hot summer weather in a swimming pool and double detached garage. Easy access to downtown, HWY 1, Stoney Trail & airport. Available for quick possession.

Built in 1971

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225310    |
| Price          | \$508,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 991         |
| Acres          | 0.11        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 708 Maryvale Way Ne |
| Subdivision | Marlborough         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 2V7             |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                         |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                          |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Exterior Entry, Full, Partially Finished                |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Entrance           |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Vinyl Siding       |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 34             |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Maple Leaf Realty Inc. |
|----------------|------------------------|

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