

**628 Maryvale Way NE**  
**Calgary, Alberta**

**MLS # A2220137**



**\$634,900**

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

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

**Inclusions:** Dishwasher x2, Electric Stove x2, Refrigerator x2

| RENOVATED | 5 BEDS | 2.5 BATHS | 2 KITCHENS | SEPARATE ENTRANCE | DOUBLE DETACHED GARAGE | Welcome to this renovated bungalow located in the desirable community of Marlborough! This bright and modern home offers 5 bedrooms, 2.5 bathrooms, 2 kitchens, and a separate entrance—perfect for extended family living or investors. Step inside to discover stylish vinyl plank flooring throughout and an open-concept main floor flooded with natural light. The spacious living area flows into a beautifully designed kitchen featuring sleek cabinetry, a large island with quartz countertops, and a cozy dining area. The main level includes 3 bedrooms, including a primary with its own 2-piece ensuite, and a full 4-piece bathroom. Downstairs, the fully developed basement boasts a second kitchen, open living space, 2 more bedrooms, a full bathroom. Enjoy outdoor living on the large deck, with a double detached garage providing ample parking. Close to schools, shopping, parks, and transit—this home has it all. Book your showing today!