

# \$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
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## 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	41
Zoning	R-CG

## Listing Details

Listing Office	Maple Leaf Realty Inc.
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