

\$750,800 - 43 Maryvale Place Ne, Calgary

MLS® #A2201267

\$750,800

7 Bedroom, 4.00 Bathroom, 1,452 sqft
Residential on 0.16 Acres

Marlborough, Calgary, Alberta

Prime Investment Opportunity in Marlborough
â€“ Legal Suite Bungalow! Donâ€™t miss this incredible investment opportunity in the community of Marlborough! This spacious bungalow offers 2,800 sq. ft. of total living space and features a legal suite with a separate entrance, making it perfect for investors or multi-generational living. Inside, youâ€™ll find a total of 7 bedrooms and 4 full bathrooms! The main floor boasts new laminate flooring, a bright and sunny front exposure, and an updated kitchen with new granite countertops, modern cabinets, stainless steel appliances, and a gas stove. There is also a family room with brick facing wood burning fireplace and a door to lead you to the spacious backyard. The primary bedroom includes a private 3-piece ensuite, while two additional large bedrooms and a 4-piece main bathroom complete the main floor. The LEGAL SUITE is fully developed featuring 4 bedrooms, 2 full bathrooms, a full kitchen, separate laundry, and a private entrance, offering excellent rental potential. Situated on a large pie-shaped lot, this home also includes a double detached garage and a spacious backyardâ€”perfect for outdoor enjoyment. Located just minutes from schools, shopping, and the Marlborough transit station, this property is an unbeatable investment opportunity with fantastic rental income potential.

Built in 1971



Essential Information

MLS® #	A2201267
Price	\$750,800
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,452
Acres	0.16
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	43 Maryvale Place Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2V4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Pie Shaped Lot, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2025
Days on Market	23
Zoning	R-CG

Listing Details

Listing Office	Greater Property Group
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