

# \$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	24
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Property Group
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