

# \$540,000 - 5112 Maryvale Drive Ne, Calgary

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MLS® #A2255407

## \$540,000

5 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.14 Acres

Marlborough, Calgary, Alberta

VERY NEAT AND CLEAN RECENTLY RENOVATED 4 LEVEL SPLIT, FULLY FINISHED ON ALL 4 LEVELS. COMES WITH TOTAL 5 BEDROOMS AND 2 FULL BATHS. 2 GOOD SIZE BEDROOM ON THE UPPER LEVEL 2 BEDROOMS ON THE 3RD LEVEL AND ONE BEDROOM ON THE 4TH LEVEL. SITUATED ON A HUGE LOT ON THE BUS ROUTE AND ONE BLOCK TO SCHOOLS, CLOSE TO MARLBOROUGH MALL AND LRT STATION. MAIN LEVEL LIVING ROOM WITH FIRE PLACE, KITCHEN AND DINING AREA AND DOOR GOING TO A HUGE DECK, OVERSIDE DOUBLE DETACHED GARAGE 24X26. HOUSE SHOW VERY WELL SOME OF THE UPGRADES DONE ARE FLOORING AND PAINT 1 YEAR AGO, BATHROOM AND ELECTRICAL 2 YEARS AGO, SHINGLES 4 YEAR AGO, NEW FURNACE ABOUT 10 YEARS AGO AND NEWER WINDOWS. RENTED FOR \$2500 PER MONTH FIXED LEASE TILL END OF OCT, 2026. VERY GOOD FOR INVESTMENT. BUT IF YOU WANT TAKE OVER TENANTS, POSSESSION CAN BE ANY TIME. . SHOWINGS 4 TO 8 PM EXCEPT SUNDAY WITH 24 HOURS NOTICE.



Built in 1968

## Essential Information

MLS® #                      A2255407

Price                        \$540,000

|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,020         |
| Acres          | 0.14          |
| Year Built     | 1968          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5112 Maryvale Drive Ne |
| Subdivision | Marlborough            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | t2a 2t4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Storage                       |
| Appliances        | Dishwasher, Dryer, Electric S |
| Heating           | Forced Air, Natural Gas       |
| Cooling           | None                          |
| Fireplace         | Yes                           |
| # of Fireplaces   | 1                             |
| Fireplaces        | Gas                           |
| Has Basement      | Yes                           |
| Basement          | Finished, Full                |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Playground, Private Entrance     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |



|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 34                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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