4420 Maryvale Road NE

Calgary | Active | MLS® A2352092

$599,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1971**	**1,327.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

NEW PRICE-EXCEPTIONAL VALUE!!! RENOVATED BUNGALOW ON AN OVERSIZED 6,300 SQ FT LOT BACKING DIRECTLY ONTO A PARK | 4 BEDROOMS + DEN | 3.5 BATHS | OVER 2,500 SQ FT OF TOTAL LIVING SPACE | OVERSIZED DOUBLE GARAGE | NEW FENCING, LANDSCAPING, FLOORING & HOT WATER TANK. Open the sliding doors, step onto the deck, and the park is your backyard: no rear neighbours, a wide-open green backdrop, and a lot roughly 40 percent larger than most on the street. Inside, the main floor has been opened up so the kitchen, dining and living areas flow together under new luxury vinyl plank flooring. The kitchen is finished with a quartz-topped island and newer appliances, with plenty of room for everyone to gather. The primary bedroom is a genuine retreat with its own full ensuite, and the den/flex room gives you a dedicated office or playroom on the main level. The fully finished, updated lower level adds new carpet, additional bedrooms, and the flexibility for a family recreation room, gym, home office or comfortable guest space, bringing the total to 4 bedrooms and 3.5 bathrooms. The backyard is the showpiece: new fencing and landscaping, a deck with direct access from the house, a fire pit area, and the park beyond. An oversized double garage handles vehicles, tools and toys, and a new hot water tank is already in. Marlborough puts you minutes from downtown, Marlborough Mall, schools, and the LRT, with quick access to Memorial Drive and 16 Avenue. Bungalows with this much lot, this much finished space and this many updates rarely come up in the NE at this price.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352092
Bedrooms	4
Bathrooms	4
Year Built	1971
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,327.94 sq. ft.
Acreage:	No
Lot Area:	6,361 sq. ft.
Lot Frontage:	70'8"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7620JK
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street, Parking Pad
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room
City Quadrant:	Northeast
Community:	Marlborough
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Bedroom · 11'6" × 8'5" ·
Main Floor	Bedroom · 11'7" × 8'5" ·
Main Floor	Dining Room · 12'4" × 8'10" ·
Main Floor	Kitchen · 17'8" × 9'9" ·
Main Floor	Living Room · 18'5" × 12'2" ·
Main Floor	Bedroom - Primary · 13'10" × 11'6" ·
Basement	Bedroom · 12'6" × 11'5" ·
Basement	Den · 12'7" × 11'5" ·
Basement	Game Room · 22'8" × 20'6" ·
Basement	Furnace/Utility Room · 19' × 13' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Closet Organizers, Jetted Tub, No Animal Home, Quartz Counters, Storage, Vinyl Windows
Exterior Features:	Fire Pit, Playground, Private Yard

Patio And Porch Features:	Deck
Lot Features:	Front Yard, Garden, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C1
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4420-maryvale-road-ne-calgary-a2352092/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.