731 Maryvale Way NE

Calgary | Active | MLS® A2334688

$568,888









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1971**	**1,088.98 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to this beautifully maintained, upgraded bungalow in Marlborough! The bright main floor features open-concept living and dining spaces flowing into a trendy kitchen equipped with updated appliances, alongside three comfortable bedrooms, a full washroom, and dedicated main-floor laundry. The fully finished basement adds incredible versatility with two additional spacious bedrooms, a full bathroom, a large rec room, a wet bar/kitchenette setup, and its own separate laundry. Completing the property is a massive, fully fenced landscaped backyard and an oversized double detached garage. Vacant, immaculate, and ready for quick possession-schedule your private viewing today and bring your best offer! Perfect for families, commuters, or investors, this location offers exceptional convenience just steps from top-rated schools, local playgrounds, medical services, and popular retail at Marlborough Mall, Walmart, and Canadian Tire, with seamless transit access via the Marlborough LRT Station (Blue Line), direct BRT routes, and quick connection to 16th Avenue and Barlow Trail. "HUGE PRICE REDUCTION" GARAGE FLOOR WILL BE COMPLETED BEFORE POSSESSION...

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334688
Bedrooms	5
Bathrooms	2
Year Built	1971
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,088.98 sq. ft.
Main Level Finished Area:	1,088.98 sq. ft.

Below Grade Finished Area:	908.22 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7620JK
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Marlborough
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Bedroom · 9'4" × 9'1" ·
Main Floor	Bedroom · 12'7" × 9'1" ·
Main Floor	Dining Room · 9'6" × 9'3" ·
Main Floor	Kitchen · 12'10" × 12'9" ·
Main Floor	Living Room · 18'6" × 12'7" ·
Main Floor	Bedroom - Primary · 12'7" × 11'2" ·
Basement	Bedroom · 14'10" × 9'6" ·
Basement	Bedroom · 9'6" × 9' ·
Basement	Kitchen · 8'1" × 3'4" ·
Basement	Laundry · 13'3" × 9'11" ·
Basement	Game Room · 20'3" × 17'2" ·
Basement	Furnace/Utility Room · 5'11" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance
Exterior Features:	Garden, Playground, Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Garden, Landscaped, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/731-maryvale-way-ne-calgary-a2334688/

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

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