

# \$599,000 - 780 Maryvale Way Ne, Calgary

MLS® #A2246167

**\$599,000**

6 Bedroom, 2.00 Bathroom, 1,357 sqft

Residential on 0.18 Acres

Marlborough, Calgary, Alberta

Bi-Level Home with Double Attached & Single Detached Garages | ILLEGAL Basement Suite | Large Lot

This home is located on a quiet street in the desirable community of Marlborough. This detached property sits on a large lot and offers a unique combination of a double attached garage plus a single detached garage — ideal for multiple vehicles, a workshop, or additional storage.

The main level features an open concept layout with large windows that provide plenty of natural light. The spacious living and dining areas flow into the kitchen, creating a functional and inviting space for everyday living and entertaining.

The basement includes an ILLEGAL suite — perfect for extended family or potential rental income.

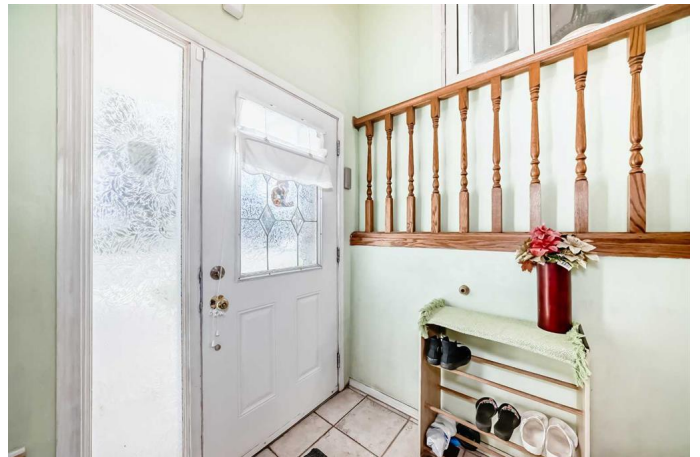
Large backyard offers tons of potential for gardening, entertaining, or play space.

Located close to schools, parks, shopping, transit, and major roadways for easy commuting.

Key Features:

Bi-level layout with open concept main floor

Double attached garage + single detached



garage

ILLEGAL basement suite

Large lot with spacious backyard

Excellent location near amenities and transit

Great opportunity for homeowners or investors alike – don’t miss out!

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246167    |
| Price          | \$599,000   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,357       |
| Acres          | 0.18        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 780 Maryvale Way Ne |
| Subdivision | Marlborough         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 2V7             |

**Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 6                                              |
| Parking        | Double Garage Attached, Single Garage Detached |
| # of Garages   | 3                                              |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan                                  |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard, Fire Pit              |
| Lot Description   | Back Lane, Back Yard, Irregular Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Stone, Stucco, Wood Frame           |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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