



GRASSROOTS
REALTY GROUP

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139 Maitland Road NE
Calgary, Alberta

MLS # A2220069



\$655,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Level, Paved, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Granite, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: None

Welcome to this charming and very well-maintained bungalow located in the family-friendly community of Marlborough Park. This versatile home, situated on a quiet street, offers an abundance of natural light, and updates to the hardwood flooring, bathrooms, kitchen granite countertops, backsplash and newer appliances. The living room boasts a classic wood burning fireplace, making for a cozy room. Downstairs, you'll find a fully developed ILLEGAL basement suite complete with its own walk-up entrance, full kitchen, large living area, full bathroom, and 2 additional bedrooms — ideal for multi-generational living or as rental income. The shared laundry space with 2 sets of connected washers and dryers, offers convenience without compromising privacy. The south facing backyard is MASSIVE with endless opportunities for the kids to play, gardeners, or even plenty of room to add a double or triple garage or mother-in-law suite. This cozy bungalow is situated on a quiet street with only a 15-minute drive to downtown, and quick and easy access to the Trans-Canada highway. This home is walking distance to Marlborough Park, the Community Association Center, and schools and transit. Marlborough Park is known for its abundant green spaces, large parks, seasonal skating rink and local dining, making this an attractive location - schedule your private showing today!