



GRASSROOTS
REALTY GROUP

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1011 Maitland Way NE
Calgary, Alberta

MLS # A2224787



\$589,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,369 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Double Garage Detached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to 1011 Maitland Way NE, nestled in the charming and quiet community of Marlborough Park. This well-maintained home is ideally located near public transit, schools, playgrounds, grocery stores, and provides quick access to major routes such as Stoney Trail and Memorial Drive. Step inside to find a thoughtfully designed main level featuring a bright living room, a separate kitchen and dining area, and a spacious family room—perfect for everyday living and entertaining. Just down the hall is a 4-piece bathroom and three comfortable bedrooms, including the primary with a 2-piece ensuite, offering plenty of space for the whole family. The fully finished basement adds even more value, with an additional bedroom, another 4-piece bathroom, and abundant storage space to meet all your needs. Enjoy sunny afternoons in the west-facing backyard, recently renovated with entertaining in mind. Whether you’re hosting friends or relaxing with family, this outdoor space is ready for you. Recent updates include: brand-new windows throughout, a new hot water tank, a new air conditioning unit for year-round comfort, a freshly painted exterior, and new fencing in the backyard for added privacy and style. Move-in ready with excellent curb appeal—don’t miss this opportunity. Call your favorite Realtor today to book a showing!