



GRASSROOTS
REALTY GROUP

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1503 Maitland Drive NE
Calgary, Alberta

MLS # A2231237



\$589,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,023 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: na

Don't miss this incredible opportunity in Marlborough Park! This fully renovated bungalow offers 5 bedrooms and 2.5 bathrooms, tastefully updated inside and out. The main floor features a bright and spacious living room, a brand-new kitchen with stainless steel appliances, a generous dining area, and three well-sized bedrooms, including a primary with a private 2-piece ensuite and convenient upper-level laundry. The fully developed basement showcases a beautifully renovated illegal suite complete with a large kitchen, cozy living room with a wood-burning fireplace, two additional bedrooms, and separate lower laundry. The large backyard provides plenty of space and is ready for a future oversized garage. This is a perfect move-in-ready home or investment opportunity—act fast!