



GRASSROOTS
REALTY GROUP

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1316 Maitland Drive NE
Calgary, Alberta

MLS # A2231991



\$530,000

| | | | |
|------------------|---------------------|---------------|-------------------|
| Division: | Marlborough Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 959 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Carport, Off Street | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|-----------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters | | |

Inclusions: Basement stove and refrigerator

This beautiful, updated bungalow offers a total of 5 bedrooms, with 3 on the main floor and 2 more in the fully finished basement, perfect for large families or guests. Inside, you'll find a bright main floor with a spacious living room, updated kitchen with a quartz countertop, and a full bathroom. All bedroom closets feature brand new, custom built cabinets. Downstairs, you'll find another full bathroom, a large living area, and a second kitchen, ideal for multi-generational living or rental income. The basement also includes a separate entrance, offering added privacy. Located in the heart of Marlborough Park, this home is close to schools, parks, and shopping areas. Thoughtfully updated with flexible living options, this kind of property does not show up often.