



**GRASSROOTS**  
REALTY GROUP

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**1403 Maitland Drive NE**  
**Calgary, Alberta**

**MLS # A2236636**



**\$530,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Second refrigerator and microwave in the basement, vacuum in the garage.

Welcome to this beautiful bungalow on a huge corner lot with a total of 4 bedrooms, 3 on the main floor and 1 in the basement. As you step in the house, you will be amazed with a bright and spacious main floor with a huge living area, dining and kitchen. Tons of features - Furnace with central air conditioning, Separate entrance to basement, Paved back lane, Double heated garage with extra paved parking stall. This home is close to schools, parks, playgrounds and shopping areas. Schedule your private showing today!