



GRASSROOTS
REALTY GROUP

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140 Maitland Road NE
Calgary, Alberta

MLS # A2259625



\$519,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Farm, Front Yard, Landscaped, Low Maintenance Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: N/A

Unique opportunity! Charming 4 bedroom bungalow on large lot featuring a suited lower level with separate, oversized detached garage (1994) and fully fenced private backyard. The spacious main floor offers a functional living room and bright kitchen with newer cabinets, which has potential to be opened to the living area, completed with three spacious bedrooms, a 4-piece bathroom and 2 piece ensuite. The separate entrance leading to the lower level consists of a large family room, bedroom, kitchen, laundry and another 4-piece bathroom. Located just a few minutes from all amenities, including schools, shopping, parks, and major roadways. This home requires some renovations but has huge potential—must be seen to be truly appreciated! Some windows replaced in early 2000, newer fence and new furnace in 2022.