



**GRASSROOTS**  
REALTY GROUP

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**354 Maitland Hill NE**  
**Calgary, Alberta**

**MLS # A2260586**



**\$510,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Marlborough Park                                  |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Bungalow                                          |               |                   |
| <b>Size:</b>     | 980 sq.ft.                                        | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 4                                                 | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                            |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, No Neighbours Behind, Other |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Wood Frame    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s)          |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this inviting single-family bungalow located in the heart of Marlborough Park, offering 4 spacious bedrooms and 1.5 bathrooms in a convenient, well-established, and family-friendly neighborhood. This thoughtfully designed home features a warm and functional layout with a combination of hardwood floors, ceramic tile, and carpeting throughout, creating a comfortable and welcoming atmosphere. Major recent upgrades provide added value and peace of mind, including a new high-efficiency furnace (2022), a new roof on the house (2023), and a new garage roof (2021). Most of the upstairs windows and the patio doors have been upgraded to triple-pane glass, improving both energy efficiency and year-round comfort. The oversized double detached garage, measuring an impressive 20' x 24', offers plenty of room for multiple vehicles, storage, or use as a workshop—ideal for hobbyists or families needing extra space. A large side deck offers the perfect outdoor spot for morning coffee, summer barbecues, or simply relaxing in the fresh air. The fully finished basement adds even more living space and includes a generous family room, a fourth bedroom, and a convenient half bath with the potential to be converted into a full bathroom. Ideally situated just minutes from Cappy Smart School, Dr. Gladys McKelvie Egbert School, and Lester B. Pearson High School, this location also provides easy access to shopping, playgrounds, parks, and public transit—everything you need is close at hand. Don't miss your opportunity to own this fantastic property in a great community—book your private showing today!