



**GRASSROOTS**  
REALTY GROUP

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**128 Maitland Road NE**  
**Calgary, Alberta**

**MLS # A2261764**



**\$579,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot, Street		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance		

**Inclusions:** Window Coverings, Roll Shutters

Welcome to this well maintained detached bungalow in the desirable community of Marlborough Park. Offering over 2,000 square feet of finished living space, this home is perfect for families looking to live in a central Calgary community with access to schools, green spaces and many shopping amenities. The main level features 3 bedrooms and 1.5 bathrooms, and has a combination of hardwood flooring, tile and new carpet. The primary living room is spacious, south facing and is equipped with a newly built in gas fireplace (installed 6 years ago). The dining area is large, can easily seat 10+ family members and the kitchen has real wood cabinets in fantastic condition, stainless steel appliances, built-in cabinet lighting, and a movable island that adds a neat feature for ease of use and flexibility to the space. The entire home has window treatment, including blinds, shades or roll shutters. The fully finished basement extends the living space with two additional bedrooms, a full bathroom, and plenty of room for recreation or family gatherings. The home does have a separate side entrance increasing options for how the developed basement can be utilized. Outside, the property includes a heated two-car detached garage, a gated RV parking pad, and a large backyard with a composite deck, glass panel railing, and built-in LED lighting. Curb appeal is enhanced by the stucco and Hardie board exterior. Recent upgrades include central air conditioning (2024), a new hot water tank (2025), and a roof replaced seven years ago. The furnace and water softener have been regularly serviced, ensuring optimal functionality. This home is ready for a new family, does not need any additional work and is situated in a great central neighborhood!