



GRASSROOTS
REALTY GROUP

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354 Maitland Hill NE
Calgary, Alberta

MLS # A2285976



\$499,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	979 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

Inclusions: N/A

Welcome to this charming and well-maintained bungalow with 20' x 24' garage with RV parking and nestled in the heart of Marlborough Park—a mature, family-oriented community known for its convenience and welcoming atmosphere. Offering four spacious bedrooms and 2 bathrooms, this newly renovated home delivers comfort, functionality, and thoughtful upgrades throughout. Step inside to discover a warm, inviting layout designed for everyday living and effortless entertaining. A tasteful blend of hardwood flooring, ceramic tile, and plush carpeting creates both character and comfort, while the natural flow of the main living spaces enhances the home's livability. Significant recent upgrades provide lasting value and peace of mind, including a new high-efficiency furnace (2022), a new house roof (2023), updated kitchen with new appliances, new flooring and new paint and a new garage roof (2021). Most upstairs windows and the patio doors have been upgraded to triple-pane glass, ensuring enhanced energy efficiency, reduced noise, and year-round comfort. The oversized 20' x 24' double detached garage is a standout feature—offering ample room for vehicles, storage, or a dedicated workshop space. Whether you're a hobbyist, need extra storage, or simply appreciate added flexibility, this garage delivers. Outside, the expansive side deck creates the perfect setting for morning coffee, summer gatherings, or relaxing evenings outdoors. The fully finished basement extends your living space with a generous family room, a fourth bedroom, and a convenient half bath—with potential to convert to a full bathroom to suit your needs. Ideally located just minutes from local schools, shopping, parks, playgrounds, and public transit, this home combines everyday convenience with the charm of an established

neighborhood. An exceptional opportunity to own a move-in-ready home in a fantastic community—schedule your private showing today.