



**GRASSROOTS**  
REALTY GROUP

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**331 Maitland Crescent  
Calgary, Alberta**

**MLS # A2143172**



**\$659,900**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	985 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Interior Lot, Land		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Other	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Recessed Lighting, Storage		

**Inclusions:** Appliances

Welcome to 331 Maitland Crescent! This charming bungalow sitting on a quiet street with NO FRONT NEIGHBOURS is up for sale. This FULLY RENOVATED home has 1850 SQ FT of liveable space, NEW APPLIANCES, SEPARATE LAUNDRY, OPEN FLOOR PLAN and a DOUBLE OVERSIZED GARAGE with additional parking in the back for our RV or other vehicles. Located in close to schools, shopping centres and transit. This home also coming equipped with a 2 BEDROOM ILLEGAL BASEMENT SUITE perfect for guests or to rent out! Don't miss this opportunity to call this beautiful house your home!