



GRASSROOTS
REALTY GROUP

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315 Maitland Hill NE
Calgary, Alberta

MLS # A2182706



\$550,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Marlborough Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 965 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Yard Lights | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Separate Entrance, Storage | | |

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings, Storage Shed

Welcome to this beautifully updated, move-in-ready bungalow in Marlborough Park, ideally located close to schools, transit, grocery stores, restaurants, parks/playgrounds, and all major amenities. The main floor features three spacious bedrooms, a full bathroom, a bright living area, a functional kitchen with stainless steel appliances, and a cozy nook. Enjoy NEWER CARPETS throughout, PROFESSIONAL PAINTING on the main level, and a clean, well-maintained interior. The home has been PROFESSIONALLY CLEANED, ensuring it's truly move-in ready. The fully developed basement offers a separate rear entrance, a large family/rec room, a den/office, a flex room, and a full bathroom—perfect for a potential legal suite with city approval. This home also includes a NEW FURNACE and NEW HOT WATER TANK, an INSULATED AND OVERSIZED DOUBLE DETACHED GARAGE with a NEW DOOR, a back deck, a fenced yard, and ample RV PARKING SPACE. Clean, updated, and ready to move in—this is the one you've been waiting for!