



**399 Maitland Crescent NE**  
**Calgary, Alberta**

**MLS # A2306656**



**\$522,500**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Interior Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asbestos, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** n/a

Welcome to this fully turnkey bungalow in the established community of Marlborough Park, offering incredible value for first time home buyers looking to step into ownership with confidence. This home has seen a number of key upgrades over the years including newer windows, furnace, hot water tank, HRV unit, fresh paint, along with updated fencing and deck railings, giving you peace of mind and minimizing future expenses. The main floor features a bright and functional layout with plenty of natural light, while the fully finished basement adds additional living space, perfect for a growing family, home office, or rec room. Pending approval from the City of Calgary, a separate entrance to the basement opens the door for future secondary suite potential, making this an excellent opportunity for those looking to offset their mortgage or invest down the road. Outside, you will find a spacious, fully fenced yard with room to relax, entertain, or let pets and kids play freely. Located on a quiet street and close to schools, parks, shopping, and transit, this home checks all the boxes for convenience and long term livability. If you have been waiting for a move-in ready home with smart upgrades and future upside, this is one you don't want to miss.