



**379 Maitland Crescent NE  
Calgary, Alberta**

**MLS # A2309509**

**\$529,000**



<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** n/a

Excellent opportunity for homeowners, investors, or renovators in the established community of Marlborough Park! This well-maintained bungalow offers strong potential with a newly developed 2-bedroom illegal basement suite featuring separate laundry, legal-sized basement bedroom windows, and a spacious basement living room filled with natural light. The main floor has been lovingly cared for over the years and features a bright living room with large front windows overlooking the green space across the street. The spacious kitchen includes a breakfast nook and sliding patio doors leading to the rear deck &mdash; perfect for everyday living and entertaining. Upstairs offers a family-friendly layout with 3 bedrooms and 1.5 bathrooms, including a large primary bedroom with a walk-in closet. The main bathroom maintains its original charm and has been kept in excellent condition. The basement development adds significant value and flexibility with a functional 2-bedroom illegal suite setup, making it ideal for extended family or mortgage-helper potential. Separate laundry for both upper and lower levels provides added convenience and privacy. Outside, enjoy a fully fenced backyard complete with a fire pit area, large lawn, rear deck, detached garage, and an additional concrete parking pad near the garage for extra parking. Conveniently located close to schools, parks, shopping, transit, and major roadways. A solid property with income potential and endless possibilities!