



**139 Maitland Road NE
Calgary, Alberta**

MLS # A2315003



\$599,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained, sun-filled bungalow on a quiet street in family-friendly Marlborough Park. The main level showcases extensive upgrades, including refreshed hardwood flooring, updated bathrooms, and a modern kitchen complete with granite countertops, a stylish backsplash, and newer appliances. A classic wood-burning fireplace anchors the cozy living room, creating the perfect spot to unwind. Downstairs, a fully developed illegal basement suite features a private walk-up entrance, full kitchen, large living area, full bathroom, and two additional bedrooms—perfect for multi-generational families or rental income. The clever layout includes a shared laundry space equipped with two connected sets of washers and dryers, maximizing convenience while preserving privacy. Outside, the massive south-facing backyard offers endless space for children to play or gardeners to create an oasis, with ample room remaining to build a double or triple garage. Enjoy a seamless 15-minute commute to downtown Calgary and quick access to the Trans-Canada Highway. Best of all, you are within walking distance of local schools, transit, the community association centre, and the seasonal skating rink at Marlborough Park. Schedule your private tour today!