



GRASSROOTS
REALTY GROUP

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1527 Maitland Drive NE
Calgary, Alberta

MLS # A2321382



\$529,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: none

This cozy and well-maintained 2+1 bedroom bungalow in Marlborough Park offers numerous upgrades, including new windows, flooring, fresh paint, newer kitchen countertops, refinished cabinets, and a newer hot water tank. The main floor features two bedrooms, which can be converted into a third bedroom if needed. a spacious living room with a stone-faced fireplace, a functional kitchen, and a 4-piece bathroom. The fully developed basement with separate entrance, large family room, additional bedroom, 3-piece bathroom, and shared laundry. This property has a detached double garage with a parking pad which can fit another vehicle.