



GRASSROOTS
REALTY GROUP

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359 Maitland Crescent NE
Calgary, Alberta

MLS # A2324058



\$449,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	965 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Garage Faces Rear, In Garage Electric Vehicle Ch		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vinyl Windows		

Inclusions: Pool Table, shelves in basement

**** BACK ON MARKET DUE TO FINANCING *** SEVERAL BIG TICKET ITEMS DONE! MASSIVE 28'x28' GARAGE | BASEMENT SUITE POTENTIAL INCREDIBLE OPPORTUNITY in Marlborough Park! Welcome to this solid BUNGALOW offering exceptional potential for homeowners, investors, renovators or anyone looking to build equity in a well-established community. Situated on a QUIET STREET with NO HOMES DIRECTLY ACROSS from the home, you'll appreciate the added privacy, green space in front and abundant additional street parking. Set on a generous lot, this home offers great bones, a functional layout and some major updates already done: NEW WINDOWS & Exterior Doors, Newer ROOF & a MASSIVE 28' x 28' GARAGE with EV CHARGER rough-in. The paved back alley adds year-round convenience and easy access to the garage. The SUNNY WEST yard is another standout feature, offering the perfect space to enjoy afternoon & evening sun. The yard is also wired for a hot tub and with convenient paved alley access, there is excellent potential to create additional RV parking if desired. Inside, the home features 3 BEDROOMS, a functional floor plan and plenty of opportunity to update and customize to your own style and needs. Whether you are looking to renovate for yourself or as an investment, this property offers tremendous value. The SEPARATE SIDE ENTRANCE to the basement creates future potential for A SECONDARY BASEMENT SUITE (subject to City of Calgary approval), making this an attractive option for buyers looking for mortgage helper potential or long-term investment value. Location is a major highlight. Ideally situated in the family-friendly community of Marlborough Park, this home is within walking distance to schools, parks, playgrounds, transit, the Marlborough Park Community**

Association, skating rink, ball diamonds and green spaces. Enjoy quick access to major routes including Memorial, Trans-Canada/16 Ave, 52 Street, 68 Street, Stoney & Barlow Trail, making commuting simple with downtown only approx. 15 mins away. You are also just minutes from Marlborough & Sunridge Malls, grocery stores, restaurants, banking and the Marlborough CTrain station. This is a rare chance to purchase a solid property with major potential in a convenient, established neighbourhood. Bring your vision and unlock the possibilities.