



GRASSROOTS
REALTY GROUP

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1211 Maitland Drive NE
Calgary, Alberta

MLS # A2336926



\$539,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

NEW IMPROVED PRICE With over 2,000 sq ft of developed living space including a 2 bedroom illegal suite, this home offers the convenience, space, and income potential for your family. You will love the thoughtful upgrades and renovations: fresh paint throughout, all new energy efficient LED ceiling lights; furnace and hot water tank replaced in 2023 for your peace of mind. As you step inside, you're welcomed by a bright and spacious living room with large windows that fill the home with natural light. Head down the hallway to find the large country style kitchen, a rare amenity in today's housing market. The main floor offers three generous-sized bedrooms, and a 4-piece bathroom. The separate back entrance leads to the fully developed illegal basement suite. The basement includes a spacious family room, a second kitchen, two bedrooms, a second 4-piece bathroom, a shared laundry area and additional storage space, making it ideal for extended family or guests. A fully fenced backyard, and an oversized double garage complete the package. Located in the well-established community of Marlborough Park, this home is close to schools (CBE K-6 and Catholic), parks, playgrounds, shopping, public transit, and walking paths; easy access to Memorial Drive, 16 Avenue, Stoney Trail, and public transits, this location is the perfect place to call home. *some photos have been virtually enhanced.