



GRASSROOTS
REALTY GROUP

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119 Maitland Rise NE
Calgary, Alberta

MLS # A2337398



\$599,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

LEGAL BASEMENT SUITE | DOUBLE GARAGE | 4 BEDROOMS | 3 BATHROOMS | 2 LAUNDRY ROOMS | CENTRAL A/C Welcome to an incredible opportunity in Marlborough Park! Whether you're looking for the perfect family home with built-in income potential or a smart investment property, this exceptionally well-kept home checks all the boxes. Featuring 4 bedrooms and 3 bathrooms, this property offers plenty of space for a growing family while the LEGAL basement suite provides an excellent opportunity to generate rental income or accommodate extended family. With two separate laundry rooms, both levels offer exceptional independence and convenience. The main floor is warm, inviting, and move-in ready, featuring a renovated kitchen with newer appliances, comfortable living spaces, and thoughtful updates throughout. Enjoy year-round comfort with central air conditioning and a high efficiency furnace. Outside, the property continues to impress with a double detached garage, oversized concrete parking pad, and concrete patio—giving you abundant parking and a great space to relax or entertain. Located in the family-friendly community of Marlborough Park, you're close to schools, shopping, transit, parks, and countless amenities, making everyday life incredibly convenient. A well-maintained home + LEGAL basement suite + double garage + multiple parking spaces + income potential = an opportunity you don't want to miss!