



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

947 Maitland Way NE
Calgary, Alberta

MLS # A2338420



\$575,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Paved, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Built in shelf, Toaster Oven

Two thousand square feet of finished living space in one of the northeast's most established communities — and it's ready to move into. This three-bedroom bungalow gives you 1,123 sq ft on the main floor, refreshed with wide-plank vinyl flooring and clean neutral paint. Functional U-Shaped kitchen with Stainless appliances, full-height oak cabinetry, and a pass-through that opens onto a dining area framed by a full wall of built-in shelving. The living room sits at the front behind an oversized window, anchored by a brick fireplace. Three bedrooms down the hall, primary with its own two-piece ensuite, plus a three-piece main bath. The 890 sq ft basement is fully developed and spacious — an oversized family room with a second wood burning fireplace and wet bar, a separate rec room, a dedicated office, a flex room, a three-piece bath, and storage to spare. Out back: a fully fenced yard with a full-width covered patio, raised garden beds, a shed, and a 22' × 24' detached garage off the paved alley and RV parking. Schools, parks, tennis courts and the community centre are a short walk. Village Square Leisure Centre, Marlborough Mall and the LRT are minutes out. Downtown in about 15 minutes.