



GRASSROOTS
REALTY GROUP

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15 Maidstone Place NE
Calgary, Alberta

MLS # A2345413



\$589,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,183 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport, Covered, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, Separate Entrance		

Inclusions: None

*** Open House Sunday Sep 27 from 12 to 2 PM *** This well kept 4 level split sits on a quiet cul de sac in Marlborough Park and offers 3 bedrooms, 2.5 baths, and a functional layout with excellent future potential. The bright kitchen features a central island and deep sink, and the primary bedroom includes its own 2 piece ensuite. Central vacuum helps keep the home spotless and built in sprinklers make yard maintenance effortless. Recent updates include a new roof (2026). The property offers back-alley access, a large RV capable carport, a shed, and a spacious yard with plenty of room to build a future garage. The backyard is a true oasis with mature fruit trees—perfect for relaxing or enjoying summer BBQs. When the weather gets too warm, you can head inside and enjoy the comfort of central A/C. The tiled entrance provides a practical mudroom-style drop zone before heading up to the main living area. Inside, you'll find plenty of entertaining space, two electric fireplaces, and large basement windows that bring in excellent natural light. The walkout separate entry adds flexibility for extended family or those exploring future suite potential (subject to approvals and permitting by City of Calgary). Located close to schools, shopping, hospitals, transit, and minutes from downtown, this home offers exceptional convenience. With a few personal touches, it can truly shine—an outstanding opportunity in a highly accessible NE location