



GRASSROOTS
REALTY GROUP

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188 Maitland Drive NE
Calgary, Alberta

MLS # A2351675

\$539,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: n/a

Welcome to 188 Maitland Drive NE, a bungalow in the established community of Marlborough Park. The bright main floor has a spacious living room with large front windows and laminate flooring, plus a kitchen with white cabinetry, a tile backsplash and a stainless steel fridge. Down the hall are three good-sized bedrooms and a full 4-piece bathroom. A separate side entrance leads to the lower level, which has an illegal suite with its own kitchen, a family room with a wood-burning fireplace, two bedrooms and a 4-piece bathroom. The laundry is shared and sits in the common area of the basement, so both levels can reach it. Out back, the fully fenced yard has a patio, a storage shed and room off the back alley to park three vehicles. The home is close to schools, parks, shopping and everyday amenities, with easy access to Stoney Trail. It's a great fit for a growing or multi-generational family, or for an investor. Good Luck!!