

# \$510,000 - 354 Maitland Hill Ne, Calgary

MLS® #A2260586

**\$510,000**

4 Bedroom, 2.00 Bathroom, 980 sqft

Single Family on 0.09 Acres

Marlborough Park, Calgary, Alberta

Welcome to this inviting single-family bungalow located in the heart of Marlborough Park, offering 4 spacious bedrooms and 1.5 bathrooms in a convenient, well-established, and family-friendly neighborhood. This thoughtfully designed home features a warm and functional layout with a combination of hardwood floors, ceramic tile, and carpeting throughout, creating a comfortable and welcoming atmosphere. Major recent upgrades provide added value and peace of mind, including a new high-efficiency furnace (2022), a new roof on the house (2023), and a new garage roof (2021). Most of the upstairs windows and the patio doors have been upgraded to triple-pane glass, improving both energy efficiency and year-round comfort. The oversized double detached garage, measuring an impressive 20' x 24', offers plenty of room for multiple vehicles, storage, or use as a workshop—ideal for hobbyists or families needing extra space. A large side deck offers the perfect outdoor spot for morning coffee, summer barbecues, or simply relaxing in the fresh air. The fully finished basement adds even more living space and includes a generous family room, a fourth bedroom, and a convenient half bath with the potential to be converted into a full bathroom. Ideally situated just minutes from Cappy Smart School, Dr. Gladys McKelvie Egbert School, and Lester B. Pearson High School, this location also provides easy access to shopping, playgrounds, parks, and public



transitâ€”everything you need is close at hand.  
Donâ€™t miss your opportunity to own this  
fantastic property in a great  
communityâ€”book your private showing  
today! (id:6289)

Built in 1978

**Essential Information**

Listing #	A2260586
Price	\$510,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	980
Acres	0.09
Year Built	1978
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	354 Maitland Hill Ne
Subdivision	Marlborough Park
City	Calgary
Province	Alberta
Postal Code	T2A5V3

**Amenities**

Amenities	Park, Schools, Shopping
Features	Other, Back lane, No neighbours behind
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Window Coverings, Garage door opener
Heating	Natural gas Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

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