

**370 Maitland Hill NE**  
**Calgary, Alberta**

**MLS # A2205333**



**\$525,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

This charming bungalow in Marlborough Park is an ideal property for investors or young families looking for a comfortable and spacious home that is close to schools, shopping, transit, multiple playgrounds, Stoney Trail, and a 5 min drive from the East Hills Shopping Centre and Costco. It has three cozy bedrooms and you can add a fourth in the basement that already has an updated bathroom. The home offers a well-designed layout perfect for everyday living with the bedrooms tucked away from the living room and kitchen. The developed basement adds valuable extra space, providing versatility for a rec room, office, or additional storage. With a generous yard, there's plenty of room for outdoor activities, gardening, or entertaining and just wait until you see the gorgeous cherry blossom in the front yard when it blooms. The home owners have done a beautiful job of giving this home minor updates like flooring and paint and maintaining a space that is inviting and perfect for all families. This property is the perfect blend of convenience, comfort, and potential, making it an excellent choice for those seeking a home with room to grow.