

# \$636,500 - 1316 Maitland Drive Ne, Calgary

MLS® #A2206876

**\$636,500**

5 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.09 Acres

Marlborough Park, Calgary, Alberta

Charming Bungalow in Marlborough Park

Welcome to this beautifully maintained bungalow in the heart of Marlborough Park! This spacious home features a total of 5 bedrooms, with 3 conveniently located upstairs and 2 additional bedrooms in the fully developed basementâ€”perfect for family, guests, or even a home office.

The open floor concept creates a warm and inviting atmosphere, seamlessly connecting the modern kitchen to the generous living room, ideal for entertaining or relaxing with loved ones. You'll find two well-appointed 4-piece bathrooms, ensuring plenty of space for everyone.

The basement offers even more versatility, featuring a second kitchen and a large living area, making it perfect for multi-generational living or as a potential rental income.

Located just moments away from shopping, schools, and parks, this home combines comfort and convenience. Don't miss your chance to make this wonderful property your own! Schedule a viewing today with your favourite Realtor!

Built in 1978

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2206876    |
| Price          | \$636,500   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 960         |
| Acres          | 0.09        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1316 Maitland Drive Ne |
| Subdivision | Marlborough Park       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A5T8                 |

### **Amenities**

|                |         |
|----------------|---------|
| Parking Spaces | 1       |
| Parking        | Carport |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Pantry                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Central  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 33               |
| Zoning         | R-CG             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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