

# \$540,000 - 354 Maitland Hill Ne, Calgary

MLS® #A2245516

**\$540,000**

4 Bedroom, 2.00 Bathroom, 980 sqft

Residential 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!

Built in 1978

### Essential Information

MLS® #	A2245516
Price	\$540,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	980
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	354 Maitland Hill Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5V3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, No Neighbours Behind, Other
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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