# \$569,000 - 119 Maitland Drive Ne, Calgary

MLS® #A2216531

## \$569,000

3 Bedroom, 2.00 Bathroom, 1,018 sqft Residential on 0.12 Acres

Marlborough Park, Calgary, Alberta

Welcome to this well-maintained 1975 bungalow, ideally situated on a quiet, tree-lined street in the heart of Marlborough Park. This inviting home blends classic charm making it a perfect fit for families, first-time buyers, or investors.

Step inside to discover a warm and functional layout, complemented by recent upgrades including a new roof (2023), updated windows (2018), and a brand-new hot water tank (2024) â€" ensuring peace of mind for years to come.

The lower level features a non-conforming bachelor suite with a private entrance, offering excellent potential for rental income, extended family living, or a private workspace.

Outside, you'll find a generous yard space and a heated, oversized double garage â€" perfect for hobbyists, mechanics, or extra storage. A bonus smaller garage adds even more flexibility, ideal for a quad, bikes, or tools.

Located close to parks, schools, shopping, and transit, this property offers unbeatable value and versatility in a family-friendly neighborhood.

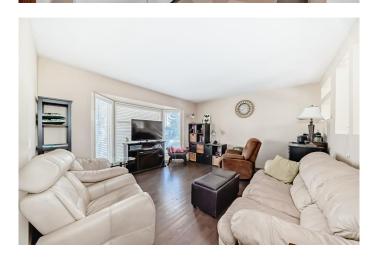
Built in 1975

## **Essential Information**

MLS® # A2216531







Price \$569,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,018

Acres 0.12

Year Built 1975

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 119 Maitland Drive Ne

Subdivision Marlborough Park

City Calgary

County Calgary

Province Alberta

Postal Code T2A 5A4

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Off Street, Parking Pad, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), No Animal Home, Separate Entrance

Appliances Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 1st, 2025

Days on Market 3

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.