

354 Maitland Hill NE
Calgary, Alberta

MLS # A2245516



\$540,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

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 transit—everything you need is close at hand. Don't miss your opportunity to own this fantastic property in a great community—book your private showing today!