

# \$550,000 - 315 Maitland Hill Ne, Calgary

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MLS® #A2182706

**\$550,000**

3 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.11 Acres

Marlborough Park, Calgary, Alberta

Welcome to this beautifully updated, move-in-ready bungalow in Marlborough Park, ideally located close to schools, transit, grocery stores, restaurants, parks/playgrounds, and all major amenities. The main floor features three spacious bedrooms, a full bathroom, a bright living area, a functional kitchen with stainless steel appliances, and a cozy nook. Enjoy NEWER CARPETS throughout, PROFESSIONAL PAINTING on the main level, and a clean, well-maintained interior. The home has been PROFESSIONALLY CLEANED, ensuring it's truly move-in ready. The fully developed basement offers a separate rear entrance, a large family/rec room, a den/office, a flex room, and a full bathroom—perfect for a potential legal suite with city approval. This home also includes a NEW FURNACE and NEW HOT WATER TANK, an INSULATED AND OVERSIZED DOUBLE DETACHED GARAGE with a NEW DOOR, a back deck, a fenced yard, and ample RV PARKING SPACE. Clean, updated, and ready to move in—this is the one you've been waiting for!

Built in 1978

## Essential Information

MLS® #                   A2182706

Price                     \$550,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	965
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	315 Maitland Hill Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5V4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, Dryer, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard, Lighting, Storage
Lot Description	Back Lane, Landscaped, Back Yard, Front Yard, Rectangular Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation	Poured Concrete
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### **Additional Information**

Date Listed	May 7th, 2025
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Days on Market	49
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Zoning	R-CG
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### **Listing Details**

Listing Office	CIR Realty
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