

119 Maitland Drive NE
Calgary, Alberta

MLS # A2216531



\$569,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Separate Entrance		

Inclusions: Shelving in garage, sheds in backyard

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) — 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 — 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.