

\$549,900 - 396 Maitland Hill Ne, Calgary

MLS® #A2117167

\$549,900

4 Bedroom, 3.00 Bathroom, 1,009 sqft

Residential on 0.09 Acres

Marlborough Park, Calgary, Alberta

Welcome to your new home located in the central, family friendly neighborhood with all the major amenities within minutes, Marlborough Park!! Aside from being a perfect family home, the ILLEGAL basement suite with a separate entrance also makes this an investor's dream. Very well maintained bungalow on a large corner lot with over 1800 square feet of developed living space will give you plenty of room inside and out. The main floor features a large living room, dining room, kitchen, 3 bedrooms and 2 bathrooms. Plenty of natural light really makes this property a welcoming and bright home. The illegal basement suite adds a wet bar, rec room, den, storage, laundry and another bedroom and full bathroom. But we're not done yet!! The oversized backyard features a recently redone fence, large, covered deck and an oversized double garage with still plenty of room to park an RV or anything else beside the garage while still having plenty of lawn left over. Pride of ownership is very obvious with this property and with the current market, it won't last long!! Please book your private showing today.

Built in 1978

Essential Information

MLS® #	A2117167
Price	\$549,900
Sold Price	\$550,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,009
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	396 Maitland Hill Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5V3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s)
Appliances	Garage Control(s), Oven, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Awning(s), Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed March 25th, 2024
Date Sold April 11th, 2024
Days on Market 17
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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.