



THE
A-TEAM

**RE/MAX
FIRST**

343 MAITLAND Crescent, Calgary T2A 5A3

MLS®#: **A2144562** Area: **Marlborough Park** Listing Date: **06/25/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **4,929 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,130**
 Low Sqft:
 Ttl Sqft: **1,130**

DOM
7
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Reverse Pie Shaped Lot**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Covered Courtyard,Garden**
 Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	12`8" x 9`7"
Bedroom	Basement	9`3" x 9`1"	Bedroom	Main	10`3" x 9`0"
Bedroom	Main	10`3" x 8`3"	Bedroom - Primary	Main	13`3" x 11`0"
Living Room	Main	13`9" x 19`0"	Kitchen	Main	13`7" x 13`5"
Family Room	Basement	18`7" x 12`8"	Laundry	Basement	13`2" x 8`5"
Dining Room	Main	9`10" x 9`4"			

Title:
Fee Simple
Legal Desc:

7711382

Zoning:
R-C1

Remarks

Pub Rmks: **WOW, Now this is what you have been waiting for. this beautiful over 1100 sqft bungalow with fully finished basement with separate entry is located on a quiet street in Marlborough park. this five bedroom 3 bathroom bungalow sits on a huge reverse pie lot with excellent curb appeal. 3 bedroom, 2 bathroom, living , dining and recently renovated kitchen on the main floor. Basement is fully finished with side entry, living, bathroom, 2 bedrooms and a living room. large yard and a garage makes this an excellent property for growing family.**

Inclusions:
Property Listed By: **n/a
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





