



351 MAITLAND Hill, Calgary T2A 5V4

MLS® #: **A2160361** Area: **Marlborough Park** Listing Date: **08/29/24** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **6,490 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,173**
 Low Sqft:
 Ttl Sqft: **1,173**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot**
 Park Feat: **220 Volt Wiring,Double Garage Detached**
 Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**
 Int Feat: **No Animal Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`8" x 19`0"	Dining Room	Main	10`0" x 9`3"
Kitchen	Main	13`8" x 8`10"	2pc Ensuite bath	Main	4`7" x 5`0"
4pc Bathroom	Main	8`3" x 5`0"	Bedroom	Main	10`3" x 8`5"
Bedroom	Main	10`3" x 9`0"	Bedroom - Primary	Main	13`5" x 11`0"
Breakfast Nook	Main	7`10" x 4`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7711382**

Zoning: **R-C1**

Remarks

Pub Rmks:

Welcome to 351 Maitland Hill NE, a classic bungalow situated in a quiet, family-friendly neighborhood of Marlborough Park in Calgary. This 1,170-square-foot home is a true gem, offering a rare opportunity to own a piece of history in its original state, perfect for those looking to add their personal touch or enjoy the timeless charm as it stands. The main floor features three well-sized bedrooms, providing ample space for a growing family. The living room is bathed in natural light, creating a warm and inviting atmosphere, perfect for relaxing after a long day. The kitchen, preserved in its original state, offers a nostalgic glimpse into the past with its vintage cabinetry and layout. It's a blank canvas ready for renovation or perfect for those who appreciate the retro style. The home includes a full bathroom on the main floor and an en-suite half bathroom connected to the primary bedroom, providing convenience and privacy. The finished basement offers additional living space, including a fourth bedroom and a full bathroom. This area is perfect for accommodating guests, creating a home office, or setting up a recreation room. The property features a generously sized yard, doubly ideal for gardening enthusiasts or for creating an outdoor oasis. The mature trees provide shade and privacy, making it a perfect spot for summer barbecues and family gatherings. It is close to excellent schools, parks, shopping centers, and public transportation. It offers the perfect balance of suburban tranquility with easy access to all the amenities the city has to offer. Double garage (26'x28') with vehicle entrance from laneway has two vehicle doors, one 7', and one 8', both 9' wide. There is also a 10x10' metal shed in the yard. One additional parking spot in back yard. New shingles on the house in 2023, new shingles on the garage in 2022.

Inclusions:

None

Property Listed By:

Century 21 Bravo Realty

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







