



THE
A-TEAM

**RE/MAX
FIRST**

639 MAIDSTONE Drive, Calgary T2A4B6

MLS® #: **A2181695** Area: **Marlborough Park** Listing Date: **12/05/24** List Price: **\$619,800**
 Status: **Active** County: **Calgary** Change: **-\$10k, 29-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **5,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **969**
 Low Sqft:
 Ttl Sqft: **969**

DOM

58
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Private,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**

Construction: **Metal Siding ,Stucco**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`11" x 5`0"
Bedroom	Main	10`6" x 7`11"
Living Room	Main	12`11" x 18`3"
4pc Bathroom	Lower	10`9" x 4`11"
Den	Lower	9`2" x 14`9"
Game Room	Basement	10`8" x 20`10"

Room	Level	Dimensions
Bedroom	Main	10`6" x 8`0"
Kitchen	Main	11`3" x 14`7"
Bedroom - Primary	Main	10`11" x 12`9"
Bedroom	Lower	14`3" x 7`10"
Kitchen	Lower	10`5" x 15`11"
Furnace/Utility Room	Lower	4`10" x 4`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

731485

Zoning:
R-CG

Remarks

Pub Rmks:

Nestled on the most sought-after, tree-lined boulevard streets, this beautifully transformed bungalow is ready to impress. The main floor boasts a fully renovated kitchen featuring sleek new cabinetry, modern lighting, new stainless steel appliances, and luxurious quartz countertops. The bright and spacious living and dining areas are bathed in natural light, courtesy of large south-facing windows, offering the perfect setting for both relaxation and entertaining. The main level also includes three bedrooms, a thoughtfully updated bathroom, and a convenient washer and dryer. The fully renovated basement is a standout feature, complete with a full kitchen, brand-new appliances, a modern bathroom, and its own laundry. The basement also offers a large bedroom and a versatile den, which can easily be converted into a second bedroom. While egress windows could be added at an affordable cost in the future, the space is already painted and illuminated with stylish new lighting. Outside, the expansive backyard is fully fenced, providing privacy and ample room for your family and pets to enjoy. The property also includes an oversized ,heated garage! Located just steps away from Big Marlborough Park, an ice-skating rink, tennis courts, baseball diamonds, playground and walking distance to local schools; this quiet, well-established neighbourhood is a hidden gem. With a convenient 13-minute commute to downtown, Marlborough Park offers the perfect balance of tranquility and accessibility. Schedule your showing today!

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

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











639 Maidstone Dr NE, Calgary, AB

Main Floor Exterior Area 509.33 sq ft



0 3 6 ft

PREPARED: 2024/12/04



White regions are excluded from total floor area in EXISTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

639 Maidstone Dr NE, Calgary, AB

Basement (Below Grade) Exterior Area 676.33 sq ft



0 3 6 ft

PREPARED: 2024/12/04



White regions are excluded from total floor area in EXISTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.