



THE
A-TEAM

**RE/MAX
FIRST**

951 MAITLAND Way, Calgary T2A 5M8

MLS®#: **A2182914**

Area: **Marlborough Park**

Listing Date: **12/09/24**

List Price: **\$549,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar: **5,091 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`5" x 4`11"
Bedroom	Main	8`6" x 8`10"
Kitchen	Main	11`1" x 9`4"
Bedroom - Primary	Main	11`1" x 11`8"
Bedroom	Lower	10`7" x 12`2"
Laundry	Lower	7`0" x 9`5"
Furnace/Utility Room	Lower	7`10" x 6`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`8" x 7`10"
Dining Room	Main	11`3" x 6`6"
Living Room	Main	11`11" x 15`10"
3pc Bathroom	Lower	4`9" x 10`4"
Den	Lower	10`11" x 9`10"
Game Room	Lower	10`7" x 25`1"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc:

7510605

Remarks

Pub Rmks: **A 4-bedroom Bungalow with a Legal Suite is located in Marlborough Park and features new flooring on both the main and basement levels. The surrounding trees and shrubs have been removed for a clean, open yard. The basement is equipped with a separate stove and hood fan. (For more details, please refer to the City of Calgary's Registered Secondary Suites Map). The main level has 3 bedrooms, a 4-piece bathroom, a spacious living room, and a bright kitchen with a breakfast nook. Step through the patio doors into a large, south-facing yard with a generous deck—perfect for outdoor living. The basement offers a bedroom, a 3-piece bathroom, a large family room and a shared separate laundry room with ample storage space.**

Inclusions: **N/A**
Property Listed By: **WExcel**

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





