



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**951 MAITLAND Way, Calgary T2A 5M8**

MLS®#: **A2182914**

Area: **Marlborough Park**

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

List Price: **\$529,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Jan**

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

**54**

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

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

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**







