



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**820 MAIDSTONE Drive, Calgary T2A4B8**

MLS®#: **A2183060** Area: **Marlborough Park** Listing Date: **12/17/24** List Price: **\$689,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1972** Abv Sqft: **1,047**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,382 sqft** Ttl Sqft: **1,047**  
 Lot Shape:

Access:  
 Lot Feat: **Back Lane,Corner Lot**  
 Park Feat: **Double Garage Attached**

DOM

**4**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Vinyl**  
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Range,Washer/Dryer Stacked**  
 Int Feat: **Chandelier,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>3`4" x 5`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`9" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 9`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>16`6" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 12`10"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`5" x 4`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 8`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 12`4"</b>

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

**R-CG**

Legal Desc:

**1071LK**

Remarks

Pub Rmks:

**UPCOMING OPEN HOUSE! \*SAT DEC 21\* 1-4PM AND SUNDAY\* DEC 22 1-4PM \*\*EXTENSIVELY RENOVATED\*\* CORNER LOT\*\*PRIME LOCATION- MINUTES TO MAJOR AMENITIES\*\* HUGE DECK ON DOUBLE CAR GARAGE\*\* STUNNINGLY renovated and sitting on a MASSIVE CORNER lot with endless potential, this home is truly a masterpiece waiting to be discovered. From its impeccable design to its prime location, every detail has been thoughtfully curated to impress. The ELEGANT curb appeal is just the beginning...step inside to a home with BRAND-NEW windows throughout, flooding the home with natural light. Main floor boasts a seamless flow between spaces, anchored by a designer kitchen featuring BRAND-new appliances and luxurious finishes. At the heart of the home, an EXPANSIVE DECK crowns the DOUBLE-car garage, offering the perfect setting for entertaining or relaxing in style. The lower level is equally impressive, an extension of the home's elevated design. It features a beautifully updated two-tone kitchen, a stylish featured ceiling, and an ILLEGAL SUITE fully equipped with appliances, separate laundry, and a full bathroom. With two spacious bedrooms and expansive windows that floods the space with natural light, the basement feels OPEN and inviting, FAR FROM the typical basement experience. Location is everything, and this property delivers! Literally STEPS from schools, plazas, restaurants, and more, and just minutes (11MINS) to Downtown, Calgary, this home strikes the perfect balance between convenience and community. Whether you're a first-time homebuyer ready to build lasting memories or a savvy investor recognizing the incredible potential of this home, this is a one-of-a-kind opportunity you won't want to miss.**

Inclusions:

**N/A**

Property Listed By:

**Royal LePage METRO**

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











