

# \$550,000 - 315 Maitland Hill Ne, Calgary

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MLS® #A2182706

**\$550,000**

3 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.11 Acres

Marlborough Park, Calgary, Alberta

Welcome to this beautifully updated, move-in-ready bungalow in Marlborough Park, ideally located close to schools, transit, grocery stores, restaurants, parks/playgrounds, and all major amenities. The main floor features three spacious bedrooms, a full bathroom, a bright living area, a functional kitchen with stainless steel appliances, and a cozy nook. Enjoy NEWER CARPETS throughout, PROFESSIONAL PAINTING on the main level, and a clean, well-maintained interior. The home has been PROFESSIONALLY CLEANED, ensuring it's truly move-in ready. The fully developed basement offers a separate rear entrance, a large family/rec room, a den/office, a flex room, and a full bathroom—perfect for a potential legal suite with city approval. This home also includes a NEW FURNACE and NEW HOT WATER TANK, an INSULATED AND OVERSIZED DOUBLE DETACHED GARAGE with a NEW DOOR, a back deck, a fenced yard, and ample RV PARKING SPACE. Clean, updated, and ready to move in—this is the one you've been waiting for!

Built in 1978

## Essential Information

MLS® #                      A2182706

Price                         \$550,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 965         |
| Acres          | 0.11        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 315 Maitland Hill Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5V4              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Separate Entrance, Storage                                           |
| Appliances        | Dishwasher, Microwave, Refrigerator, Window Coverings, Dryer, Electric Stove, Washer |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Exterior Entry, Finished                                                       |

### **Exterior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Storage                                            |
| Lot Description   | Back Lane, Back Yard, Landscaped, Front Yard, Rectangular Lot, Yard Lights |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 7th, 2025  
Days on Market                41  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

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