

# \$649,000 - 1531 Maitland Drive Ne, Calgary

MLS® #A2224240

**\$649,000**

5 Bedroom, 3.00 Bathroom, 1,055 sqft

Residential on 0.09 Acres

Marlborough Park, Calgary, Alberta

Rare opportunity to own this extensively renovated house situated on a quiet street in Marlborough Park. It occupies a substantial lot, boasts a Hardie board stucco exterior, and features a manicured front yard. This 5-bedroom, 2.5-bath house is ideal for a growing family. The main floor showcases luxury vinyl flooring throughout, a U-shaped kitchen equipped with quartz countertops, ceiling-height cabinets, and stainless steel appliances accompanied by a chimney hood fan. The generously sized living and dedicated dining areas feature patio doors providing seamless backyard access, perfect for entertaining large gatherings. The expansive primary bedroom includes a 2-piece ensuite, while the two additional well-proportioned bedrooms share a 4-piece main bath. The illegal basement suite boasts a separate side entrance, kitchen, recreation room, two spacious bedrooms, and a 4-piece bathroom. The house features a maintenance-free backyard complete with a detached garage and paved back lane, ensuring easy access. Conveniently located in close proximity to amenities, it offers quick access to Stoney Trail, shopping, schools, and public transportation. Do not miss this exceptional opportunity; contact your preferred realtor to schedule a viewing and experience this remarkable listing firsthand.

Built in 1978



## Essential Information

MLS® #	A2224240
Price	\$649,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,055
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1531 Maitland Drive Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5V2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape

Roof	Asphalt
Construction	Cement Fiber Board, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	29
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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