

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

---

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                34  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.