# $510,000 - 354 Maitland Hill Ne, Calgary

MLS® #A2260586

**$510,000**
4 Bedroom, 2.00 Bathroom, 980 sqft
Residential on 0.09 Acres

Marlborough Park, Calgary, Alberta

Welcome to this inviting  single-family bungalow located in the heart of Marlborough Park, offering 4 spacious bedrooms and 1.5 bathrooms in a convenient, well-established, and family-friendly neighborhood. This thoughtfully designed home features a warm and functional layout with a combination of hardwood floors, ceramic tile, and carpeting throughout, creating a comfortable and welcoming atmosphere. Major recent upgrades provide added value and peace of mind, including a new high-efficiency furnace (2022), a new roof on the house (2023), and a new garage roof (2021). Most of the upstairs windows and the patio doors have been upgraded to triple-pane glass, improving both energy efficiency and year-round comfort. The oversized double detached garage, measuring an impressive 20â€™ x 24â€™, offers plenty of room for multiple vehicles, storage, or use as a workshopâ€”ideal for hobbyists or families needing extra space. A large side deck offers the perfect outdoor spot for morning coffee, summer barbecues, or simply relaxing in the fresh air. The fully finished basement adds even more living space and includes a generous family room, a fourth bedroom, and a convenient half bath with the potential to be converted into a full bathroom. Ideally situated just minutes from Cappy Smart School, Dr. Gladys McKelvie Egbert School, and Lester B. Pearson High School, this location also provides easy access to shopping, playgrounds, parks, and public

transitâ€”everything you need is close at hand. Donâ€™t miss your opportunity to own this fantastic property in a great communityâ€”book your private showing today!

Built in 1978

## Essential Information

| | |
|---|---|
| MLS® # | A2260586 |
| Price | $510,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 980 |
| Acres | 0.09 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 354 Maitland Hill Ne |
| Subdivision | Marlborough Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 5V3 |

## Amenities

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

## Interior

| | |
|---|---|
| Interior Features | Ceiling Fan(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, |

| | |
|---|---|
| | Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, No Neighbours Behind, Other |
| Roof | Asphalt Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | September 29th, 2025 |
| Days on Market | 15 |
| Zoning | R-CG |

## Listing Details

| | |
|---|---|
| Listing Office | eXp Realty |

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