

**1023 Maitland Way NE**  
**Calgary, Alberta**

**MLS # A2226040**



**\$659,999**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** Wood burning stove in garage

Welcome to 1023 Maitland Way NE – A Spacious and Updated Home in the Heart of Marlborough Park. This beautifully maintained bungalow offers over 2,000 sq ft of developed living space, featuring 6 bedrooms and 2.5 bathrooms, providing plenty of space for a variety of lifestyles. The main floor boasts a bright, open-concept layout with a spacious living room, dining area, and a modern kitchen complete with stainless steel appliances installed in 2023. There are 3 bedrooms on the main level, including a primary suite with its own private 2-piece ensuite, as well as a full 4-piece bathroom. The basement is developed as an illegal suite with a separate entrance, offering 3 additional bedrooms, a full bathroom, and a generously sized living/kitchen area—adding extra space and functionality to the home. This property has seen several important updates in recent years, including a new hot water tank in 2025, new shingles in 2022, new gutters, fascia, soffit, eavestroughs in 2023, and a new high-efficiency furnace also installed in 2023. The washer and dryer were replaced in 2021, enhancing convenience and efficiency. Outside, you’ll find a fully fenced backyard and a double detached garage, ideal for extra storage or parking. Located in the established and family-friendly community of Marlborough Park, this home is close to schools, parks, shopping centers, public transit, and major roadways—providing easy access to everything you need. Don’t miss your opportunity to own this spacious, upgraded home in a fantastic location!