

# \$589,900 - 712 Maidstone Drive Ne, Calgary

MLS® #A2204456

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,116 sqft  
Residential on 0.11 Acres

Marlborough Park, Calgary, Alberta

This 1972 3-bedroom + den home has been lovingly cared for by the same owner for 33 years! Nestled in a fantastic, family-friendly neighbourhood, it's ready for you to move right in. A spacious living room features a cozy wood-burning fireplace, perfect for those chilly Calgary winters, while the eat-in kitchen boasts newer countertops, a moveable island, and two pull-out pantries for added convenience. On the main floor, you'll find 3 bedrooms, including a generous primary bedroom with a 2-piece ensuite. The lower level provides a family room, den/guest room, gym area, and a large storage room complete with laundry and utilities. Outside, the fenced, sunny SW-facing backyard offers a peaceful retreat with a beautiful lawn, composite deck, garden boxes, and a newer hot tub—ideal for outdoor relaxation and entertaining. The heated, oversized double garage provides ample storage and workspace, and if you need more parking for your toys, there is a 24' parking pad, 5" thick, with both a single and double swing gate leading to the paved alley. There's also potential for further development with a side entrance, offering easy access for additional projects. Recent upgrades in 2023 include a new water heater, furnace, carpet, and central air conditioning. Additional updates include windows (2009), shingles (2012), fridge (2022), and appliances (2018). Durable, recently stained cedar siding adds both beauty and protection to the exterior. Conveniently located near schools,



parks, and an ice rink, the home offers easy access to Deerfoot, 16th Ave, Stoney, and Memorial, and is only 15 minutes from downtown!

Built in 1972

### Essential Information

MLS® #	A2204456
Price	\$589,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,116
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	712 Maidstone Drive Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4B7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry
-------------------	--

Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## **Exterior**

Exterior Features	Garden, Lighting
Lot Description	Back Lane, Back Yard, Garden, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	R-CG

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.