

\$950,000 - 1240 Mapleglade Crescent Se, Calgary

MLS® #A2261189

\$950,000

4 Bedroom, 3.00 Bathroom, 1,365 sqft

Residential on 0.13 Acres

Maple Ridge, Calgary, Alberta

Open House Oct.5th from 11am-1pm

Located in one of Maple Ridge's most desirable pockets, this STUNNING fully renovated bungalow offers a rare blend of modern comfort and active lifestyle. Just steps from Calgary's top city-owned golf course and a large community field, you'll enjoy year-round recreation from summer play and winter sledding to ski-in/ski-out cross-country skiing around the golf course. Driving up to the home you'll instantly notice the charming exterior with upgraded triple pane windows (2019) with tastefully chosen black trim against the white stucco cladding and columns with archways that provide architectural accents to the front façade. Stepping inside you're welcomed with LVP flooring and front to back sight lines that allow for maximum natural light. The kitchen was thoughtfully designed (2020) to maximize storage with Kingswood cabinetry, matte quartz countertops and an expansive island. With stainless steel appliances throughout (oven/fridge 2023) this kitchen is a chef's dream while allowing for seamless entertaining. The kitchen is complete with a bar fridge (2020) and views of your professionally landscaped backyard with a new fence (2024). The living room has 2 beautiful south facing windows that come equipped with automated blinds, space for your tv, and ties into the dining area which completes the main floor open concept living space. Heading into the primary bedroom you're spoiled with a large walk-in closet, a 4



piece ensuite with a curb-less shower and room for a king bed. The main floor is complete with 2 additional bedrooms, a 3 piece bathroom with ample of storage and an office bump out in the hallway. Heading downstairs (renovated 2019) you'll love the generous bar that has a sink, full sized fridge, dishwasher, stove top, microwave hood fan, island with bar stool seating and storage! The basement has an open floor plan that's ideal for a media room, play area or multi-purpose space. There are two additional bedrooms downstairs with a 3 piece bathroom. The basement is complete with a laundry room (washer 2025), a tankless hot water heater (2020), high efficiency furnace & heat pump combination with Breath EZ filter (2023), rough-in electrical wiring in attic for future solar panels (2019), upgraded 100 amp electrical panel (2020), new PEX plumbing (2019), and additional storage. Enjoy consistent indoor comfort and improved air quality year-round even during smoky wildfire summers. The backyard has been maximized and allows for multiple living spaces and trailer storage! With a poured concrete sitting area, fire-pit area and grass for the kids, this is the perfect backyard with multiple uses. The front detached garage is drywalled and insulated with a sub panel, 220V plugs & plenty of room measuring in at 22 x 23. Other features include 2016 shingles, R50 attic insulation, ample parking, paved alley, quiet location with little to no traffic, easy access to main roads, professional interior design & mature, safe neighborhood

Built in 1968

Essential Information

MLS® #	A2261189
Price	\$950,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,365
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1240 Mapleglade Crescent Se
Subdivision	Maple Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J2H3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	BBQ gas line, Courtyard, Fire Pit, Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.