



GRASSROOTS
REALTY GROUP

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125 Martinpark Way NE
Calgary, Alberta

MLS # A2244104



\$560,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	800 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: 2x Refrigerators, 2x Electric Stoves, 2x Hood Fan

Welcome to this beautifully updated home in the highly sought-after community of Martindale. Perfectly situated in a family-oriented neighborhood, you'll find yourself just minutes from schools, shopping, the LRT, playgrounds, and countless amenities. This property has been extensively renovated with a fresh, modern design and quality finishes that make it stand out. The curb appeal is immediate, with a classic exterior presence that blends seamlessly with its surroundings. Inside, the impressive vaulted ceilings and open layout create a bright and inviting atmosphere. A custom vinyl staircase greets you at the entry, leading up to the main living space where the newer vinyl flooring and a sleek electric fireplace set the tone for comfort and style. The kitchen is a showpiece, featuring updated stainless steel appliances paired with elegant lighting and a functional dining space. The primary bedroom offers a generous closet and easy access to a fully updated 4-piece bath. A second bedroom completes the main floor. The fully developed basement includes an illegal suite, complete with its own kitchen, bedroom, spacious recreation area, 3-piece bathroom, laundry room, and private side entry. This provides excellent versatility for extended family living or future rental opportunities. Outside, a detached double garage provides plenty of parking and storage. Whether you're looking for your family's next home or a smart investment property, this residence offers both comfort and opportunity in one of Calgary's most convenient locations.