



GRASSROOTS
REALTY GROUP

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120 martinview Close NE
Calgary, Alberta

MLS # A2247503



\$574,900

| | | | |
|------------------|----------------------------|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,139 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: n/a

Fully Upgraded | Prime NE Location | Live Up, Rent Down Potential! Your dream home is here! This beautifully renovated 2-storey gem offers over 1,600 sq ft of stylish, functional living space in one of NE Calgary's most sought-after neighborhoods. Just steps from Superstore, schools, Westwinds LRT, bus stops, parks, and all daily essentials—this is location perfection! Step inside to a bright, welcoming living room and an upgraded kitchen featuring modern finishes, laminate & tile flooring, plus a chic 2-piece bathroom. Upstairs boasts 3 generous bedrooms with ample closets and a fully renovated spa-like bathroom. The fully developed basement, with its own side entrance, is ready for multi-generational living or rental income—complete with a large bedroom, second kitchen, and full bath. This is your chance for a “Live Up, Rent Down” lifestyle! Outside, enjoy a double detached garage, carport, and durable stucco exterior. Every detail has been updated for comfort, style, and long-term value. Whether you’re a first-time buyer, growing family, or savvy investor, this home delivers unbeatable convenience, income potential, and move-in-ready appeal. Don’t wait—homes like this go fast! Book your private showing today and step into your future home!