



GRASSROOTS
REALTY GROUP

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204 Martell Road NE
Calgary, Alberta

MLS # A2265928



\$499,999

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,215 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Oversized, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Welcome to this 3-bedroom, 2.5-bath bungalow situated on a desirable corner lot, offering over 2,000 sq. ft. of comfortable living space, with SEPARATE ENTRANCE. The bright living room features a large window that fills the home with natural light, creating a warm and inviting atmosphere. The finished basement extends your living area with a spacious family room—perfect for movie nights or gatherings—plus two versatile flex rooms that can easily be converted into additional bedrooms. A full bathroom and a storage room with plenty of built-in shelving add both functionality and convenience. Outside, you’ll find a single oversized garage providing ample parking and storage space. With its corner lot location and layout, this home also offers great potential for future improvements—an excellent opportunity to make it truly your own.