



GRASSROOTS
REALTY GROUP

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602, 919 38 Street NE
Calgary, Alberta

MLS # A2269722



\$269,999

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,051 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 382
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	N/A
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UNBEATABLE LOCATION meets exceptional value in this beautifully maintained 4-level split at Martello Court! Just steps from Marlborough C-Train, shopping, schools, parks, and pathways, this inviting townhouse offers over 1,050 sq ft of thoughtfully designed living space. Enjoy a sunlit, soaring-ceiling living room, spacious eat-in kitchen, and two generously sized bedrooms (primary with walk-in closet). A new kitchen can be negotiated in the asking price. The finished basement provides versatile space for recreation or relaxation, while fresh laminate flooring, updated paint, forced-air heating, in-suite laundry, and your own attached covered carport elevate everyday convenience. With affordable condo fees, this home is ideal for first-time buyers or investors seeking a hassle-free investment. Act quickly—this gem won't last!