



GRASSROOTS
REALTY GROUP

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20 Martinview Road NE
Calgary, Alberta

MLS # A2269965



\$425,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	990 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Metal and Wood Shelves (hanging), Window Brackets, Outdoor Furnishings or Equipment Negotiable, Hanging Mirror (bathroom), Satellite Dish (from prior purchase, will not be removed)

Beautifully balanced 4-Level Split with almost 1800 Square Feet usable, is pure magic - ALL FOUR Floors are already developed! Gorgeous front Bay Window Living Room is huge and bright, directly off the welcoming Foyer with Closet and coat hook/shoe rack wall for all 4 seasons. Spacious wrapped Kitchen and full-sized Dining with second Bay Window, are the central heart of the home, for larger or simple personal cooking efforts - two corners of counter and cabinetry give lots of working and cookware space. Convenient side Entrance joins to a long BBQ Patio, and extends back to the Yard and off-street Parking. Upstairs is the upgraded 3-piece Bathroom, including a tile-and-glass shower with ledge, big vanity and stylish shelves, beside an open overlook Loft. There are two private Bedrooms, BOTH sized for King capacity OR Bedroom-plus-Study/Office use, and big Closets inside. A third, also Primary-sized, Bedroom with huge Walk-in Closet is situated in the Basement, and just needs window enlargement for best use. Access to the 4-piece Bathroom combined with Flex Dressing area, is just up a few stairs on the 3rd Level, where a Theatre, Family or social space, and Workout area are all available. Storage Closet at the base of the stairs is perfect for maintenance and hobby gear, and even the Laundry Room with Utility has great use - two full sets of wall shelves make sure there is efficient organisation, throughout. See the iGuide virtual 3D Tour and Detailed Floor Plans for real walk-through feeling, and a few photos have lighter virtual paint, just for fun. This Lot is 3229 square feet with fence separating yard use from parking (RPR available for preview has had no changes), and 20 Martinview Road NE will have access shortly to one of the largest upcoming Costco and Shopping amenity areas in the City of Calgary. Schooling, spiritual

need locations, and tons of sweet and savoury dining experiences, are right around the corner. This home won't last, and come to our OPEN HOUSE Saturday November 22, 2025 from 12:00pm to 2:00pm!