



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

137 Martinpark Way NE
Calgary, Alberta

MLS # A2273200



\$515,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: None

Welcome to 137 Martinpark Way NE! Located in the highly sought-after community of Martindale, this well-designed two-storey home offers over 2,150 sq. ft. of developed living space—perfect for families seeking comfort and convenience. The home features new stucco siding and a front-drive single attached garage. The bright, open-concept main floor offers great flow for everyday living and entertaining. The kitchen includes a spacious dining nook, while the formal dining room is nicely separated from the welcoming living room by a stylish half wall. Patio doors lead to a large deck overlooking a fully fenced and landscaped backyard—ideal for outdoor dining and family fun. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a soaker tub and separate shower in the ensuite. The fully finished basement offers a large recreation area and future suite potential (subject to City approval)—great flexibility for growing families. Hot water tank replaced in 2021. Convenient location close to schools, parks, shopping, LRT, and all major amenities. A fantastic opportunity in a family-friendly community—book your showing today!