



GRASSROOTS
REALTY GROUP

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48 Martingrove Way NE
Calgary, Alberta

MLS # A2276026



\$549,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,446 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Parking Pad,		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Nearly 2,000 sq. ft. of developed living space with a front-attached garage and separate RV parking in Martindale at this price point is a rare find—don't miss out! The main floor features a spacious living room and an oversized dining area, perfect for hosting family and friends. Tucked away for added privacy, the kitchen opens into a cozy family room complete with a wood-burning fireplace, creating a warm and inviting setting. A convenient 2-piece powder room completes this level. Upstairs, you'll find a bright and open landing, three generously sized bedrooms, and two full bathrooms, including a large primary bedroom with its own private ensuite. The fully finished basement with separate entry offers an illegal suite which includes a large Living/Dining area, a bedroom, Kitchen area, full 3pcs bathroom, and ample storage. Situated on a corner lot, this home is filled with natural light thanks to its abundance of windows. Enjoy your morning coffee on the charming front porch, relax by the fireplace during the winter months, or host summer BBQs on the spacious back deck with built-in seating. If you're looking for a home that truly checks all the boxes, this one is worth seeing.