



GRASSROOTS
REALTY GROUP

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

102 Martin Crossing Grove NE
Calgary, Alberta

MLS # A2291086



\$639,999

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,808 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: none

Beautifully Renovated 4-Level Split on a Prime Corner Lot Welcome to this fully finished and newly renovated 4-level split home, ideally situated on a desirable corner lot in a family-friendly neighbourhood. This well-maintained property offers a perfect combination of space, functionality, and modern updates, making it an excellent opportunity for families or investors. The main level features a bright open-concept layout with a spacious living room, dining area, and a beautifully updated kitchen—perfect for both everyday living and entertaining. Laminate flooring throughout the main level adds a modern touch while also providing durability and easy maintenance. The upper level includes three generously sized bedrooms, designed to provide comfort and practicality for the whole family. The fully developed fourth level adds even more versatility, featuring an additional bedroom, a bathroom, and ample storage space—ideal for guests, extended family, or a private workspace. One of the standout features of this home is the tastefully renovated kitchen and bathrooms, showcasing modern finishes that add both style and value to the property. Situated on a fully fenced corner lot, the property offers plenty of outdoor space for children, pets, and outdoor gatherings. The location is exceptional, with public schools, shopping, public transit, playgrounds, and a large park all nearby. Additionally, the Sikh Temple (Gurdwara) is within walking distance, adding to the convenience and community appeal of this location. This move-in-ready home offers comfort, modern upgrades, and an excellent location—making it a fantastic opportunity you won't want to miss.