



**14 Marthas Close NE  
Calgary, Alberta**

**MLS # A2300029**



**\$655,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,896 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Level		

<b>Heating:</b>	Standard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Shed and hot tub

Welcome to this beautifully maintained 2-storey front garage home, ideally located in a quiet cul-de-sac in a highly sought-after neighbourhood. Offering 1,898 sq ft above grade, this home showcases pride of ownership throughout and has been exceptionally well kept. Featuring 5 bedrooms and 3.5 bathrooms, this spacious layout includes a massive bonus room above the garage—perfect for family living and entertaining. The primary bedroom boasts a private ensuite complete with both a tub and separate shower. Recently renovated, the home features a brand new kitchen with quartz countertops, newer appliances, and modern finishes. Durable vinyl flooring flows throughout, giving the home a clean, updated feel. The fully developed basement includes a 2-bedroom illegal suite, currently rented to long-term tenants who would love to stay—offering excellent income potential. Step outside to a beautifully landscaped backyard with a two-level deck, ideal for summer enjoyment. A storage shed is also included. Conveniently located close to schools, major routes like M&eacutis Trail, and the Gurdwara, this home combines comfort, functionality, and an unbeatable location.