



**48 Martha's Haven Green NE
Calgary, Alberta**

MLS # A2132388



\$659,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Asphalt	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: N/A

WELCOME HOME TO THIS MARVELOUSLY LOCATED HOUSE IN THE BEATING HEART OF NE CALGARY | Located on a quite street in the mature and sought after community of Martindale. A grand foyer entrance brings you into the house, abundant with natural light. This 2 storey house has everything you need. On the main level you will be greeted by a great size Living Space, Huge Kitchen, Dining, a Half Bath and a Great Size SUN ROOM filled with morning/East Sunlight. The basement has an Illegal Suite with SEPARATE ENTRANCE and is a great mortgage helper. The house is in walking distance to TRANSIT, SHOPPING, SCHOOLS and PLAYGROUNDS along with a very convenient access to major thoroughfares. Comes with a double attached garage along with ample street parking. No public walkway to clean or maintain during winter!