



GRASSROOTS
REALTY GROUP

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120 Martinview Close NE
Calgary, Alberta

MLS # A2212200



\$600,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,139 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Double Garage Detached, Off Street		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Laminate Counters, Pantry		

Inclusions: N/A

Move-In Ready & Fully Upgraded Home in Prime NE Calgary Location! Welcome to this beautifully renovated 2-storey home offering over 1,600 sq ft of developed living space in a highly desirable neighborhood. Conveniently located within walking distance to Superstore, elementary and junior high schools, Westwinds LRT station, bus stops, parks, and other essential amenities. This spacious and well-maintained home features 4 bedrooms and 2.5 bathrooms, including a fully developed basement with a separate side entrance—perfect for rental potential or extended family living. Upstairs, you’ll find three generously sized bedrooms, each with ample closet space, along with a fully renovated modern bathroom you’ll love. The main floor boasts a large, inviting living room, a stylishly upgraded kitchen with laminate and tile flooring, and a newly renovated 2-piece bathroom. The fully finished basement includes a bedroom with large windows, a second kitchen, and a full bathroom, offering excellent flexibility for multi-generational living or rental income. Additional features include a double detached garage, a carport, and a durable stucco exterior. This home offers fantastic potential for "Live Up, Rent Down" living. Don’t miss this great opportunity to make this beautiful house your new home!