



GRASSROOTS
REALTY GROUP

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904, 919 38 Street NE
Calgary, Alberta

MLS # A2320668



\$299,800

Division:	Marlborough		
Type:	Residential/Other		
Style:	3 Level Split		
Size:	941 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Attached Carport, Covered, Driveway, Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 382
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

Location, Location, Location! Welcome to Martello Court in the heart of Marlborough. This beautifully updated 3-level split townhouse offers over 941 sq. ft. of bright, open living space with soaring ceilings, 2 spacious bedrooms, an updated kitchen and bathroom, basement laundry, ample storage, low condo fees, and an attached covered carport. Enjoy your private east-facing deck overlooking green space and walking paths. Conveniently located just minutes from the C-Train, Marlborough Mall, schools, parks, Memorial Drive, and Deerfoot Trail, this move-in-ready home is perfect for first-time buyers, downsizers, or investors. Book your private showing today! Some photos have been virtually staged and edited to replace existing furniture.