



GRASSROOTS
REALTY GROUP

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37 Martingrove Way NE
Calgary, Alberta

MLS # A2331882



\$499,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,465 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: Shed

This extensively renovated 4 Level Split comes with 5 bedrooms, 3 baths and is located in the highly sought after community of Martindale. Offering 1464sq/ft of developed living space on the main and upper levels, plus a fully finished basement, this versatile home offers plenty of room for families, extended family, or multi generational living. The main floor features a spacious living room with high ceilings and large windows that bring in tons of natural sunlight. The main level also includes a full bathroom with a new vanity and lighting. The kitchen has been fully renovated and comes with stainless steel appliances, quartz backsplashes, modern finishes and a designated dining area. New luxury vinyl plank flooring extends throughout the entire kitchen, main floor, and lower level. The lower level offers a spacious family room with a cozy wood burning fireplace and direct access to the backyard and large deck. A versatile bonus room provides additional space that could be used as a second living room, home office, or recreation area. A separate laundry room with washer and dryer is designated for the upper level occupants. Upstairs you will find 3 good sized bedrooms with new carpet and doors plus an updated 4pc bath with a new vanity and light fixture. The fully finished basement features a separate entrance and offers excellent flexibility for extended family or additional living space. It includes 2 full sized bedrooms, a walk-in closet, 3pc bath plus a full kitchen, spacious living/dining room and a separate laundry area. New LVP flooring runs throughout the basement. Outside, enjoy a fully fenced backyard with a private wooden deck, garden shed, and parking space. Convenient access to the backyard and deck is available from both sides of the home. Ideally located close to schools, parks, public transit, places of worship, shopping, and everyday amenities, this

property offers exceptional versatility and value in the vibrant community of Martindale. A great opportunity for families, investors, or those seeking additional living space!