



GRASSROOTS
REALTY GROUP

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278 Martha's Manor NE
Calgary, Alberta

MLS # A2331911



\$629,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,888 sq.ft.	Age:	2003 (23 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: N/A

PIE-SHAPED LOT | OVER 5,000 SQ.FT. | 6 BEDROOMS | 3.5 BATHROOMS Welcome to 278 Martha's Manor NE, an exceptional family home situated on one of the largest pie-shaped lots in the community, offering over 5,000 sq.ft. of outdoor space in a quiet, family-friendly location. Built in 2003, this beautifully maintained home features 1,887.75 sq.ft. RMS above grade, a front double attached garage, 6 bedrooms, and 3.5 bathrooms, making it the perfect opportunity for growing families, first-time home buyers, or investors alike. The bright and functional main floor welcomes you with a spacious open-concept layout, ideal for both everyday living and entertaining. The kitchen is equipped with quality cabinetry, stainless steel appliances, generous counter space, and overlooks the dining and living areas, creating a warm and inviting atmosphere for family gatherings. Upstairs, you'll find four spacious bedrooms, including a generous primary retreat complete with a private ensuite, while the remaining bedrooms offer plenty of room for a growing family. The fully finished illegal basement suite adds tremendous value with its separate entrance, 2 bedrooms, full kitchen, full bathroom, and separate laundry, providing excellent flexibility for extended family or potential rental income (subject to applicable approvals and regulations). Step outside to enjoy the massive pie-shaped backyard—an ideal space for children to play, hosting summer BBQs, gardening, or simply relaxing. Lots of room for future customization while still enjoying the convenience of the attached double garage. Located in the heart of Martindale, this home is just steps from Manmeet Singh Bhullar School, close to public transit, shopping, parks, playgrounds, restaurants, and the Dashmesh Culture Centre (Gurdwara). Commuting is effortless with quick access to both Martindale and Saddle Towne CTrain

Stations, major roadways, and all the everyday amenities that make northeast Calgary one of the city's most convenient places to call home. Whether you're searching for a spacious family home or a smart investment opportunity with income potential, 278 Martha's Manor NE checks all the boxes. Don't miss your chance to own this incredible property on one of the community's most desirable lots.