



GRASSROOTS
REALTY GROUP

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77 Martinbrook Road NE
Calgary, Alberta

MLS # A2333768



\$444,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,061 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Amazing price reduction for quick sale. Located in beautiful Martindale, this fully renovated home offers exceptional value and modern upgrades throughout. The property features, new doors, new windows, stylish new window coverings, brand-new light fixtures, new paint, both new kitchens with brand new appliances, new washrooms, and new floorings, new furnace, and new roof (3 years old). The main floor west facing is bright, has a living room, kitchen, dining and a fully fenced lot. Enjoy outdoor living with a large deck, perfect for BBQs and gatherings. The upstairs has 3 good size bedrooms, fully renovated bathroom, spacious primary master bedroom includes a large walk in closet, providing ample storage and comfort. A separate entrance leads to the basement, which features a newly developed (illegal) studio suite. The suite includes a brand new kitchen, bathroom, spacious living room with a large window, making it bright and inviting ideal for extended family or potential rental income. This move-in-ready home combines comfort, style, and functionality in a fantastic location. close to gurdwara sahib, schools, transportation, shopping, Genesis centre.