



GRASSROOTS
REALTY GROUP

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102 Martin Crossing Grove NE
Calgary, Alberta

MLS # A2333901



\$619,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,808 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vaulted Ceiling(s)		

Inclusions: none

Beautifully Renovated 4-Level Split on a Prime Corner Lot Welcome to this fully finished and beautifully renovated 4-level split, ideally located on a desirable corner lot in a family-friendly neighbourhood. Offering a perfect blend of space, functionality, and modern upgrades, this home is an excellent opportunity for families and investors alike. The bright main level features an open-concept living room, dining area, and a stylishly updated kitchen, creating an inviting space for everyday living and entertaining. Durable laminate flooring throughout the main floor adds a contemporary touch and is easy to maintain. Upstairs, you'll find three generously sized bedrooms designed for comfort and practicality. The fully developed fourth level provides additional living space, complete with a bedroom, bathroom, and ample storage—ideal for guests, extended family, or a home office. Recent renovations include the kitchen and bathrooms, showcasing tasteful modern finishes that enhance both style and value. Set on a fully fenced corner lot, the property offers plenty of outdoor space for children, pets, and family gatherings. Conveniently located close to schools, shopping, public transit, playgrounds, and a large park. The Sikh Temple (Gurdwara) is also within walking distance, adding to the home's community appeal. Move-in ready and thoughtfully updated, this home combines comfort, convenience, and an exceptional location. Don't miss this fantastic opportunity!