



**GRASSROOTS**  
REALTY GROUP

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**118 Martha's Haven Green NE**  
**Calgary, Alberta**

**MLS # A2347127**



**\$634,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Martindale             |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,815 sq.ft.           | Age:   | 2000 (26 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.10 Acre              |        |                   |
| Lot Feat: | Back Yard              |        |                   |

|             |                          |            |      |
|-------------|--------------------------|------------|------|
| Heating:    | Forced Air               | Water:     | -    |
| Floors:     | Vinyl Plank              | Sewer:     | -    |
| Roof:       | Asphalt Shingle          | Condo Fee: | -    |
| Basement:   | Full                     | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | R-CG |
| Foundation: | Poured Concrete          | Utilities: | -    |
| Features:   | Pantry                   |            |      |

**Inclusions:** NONE

BACKING ONTO GREEN SPACE &mdash; NO REAR NEIGHBOURS! Welcome to this beautifully maintained home in the desirable community of MARTINDALE, offering a spacious and functional layout with excellent rental potential. This home features 3 BEDROOMS UPSTAIRS, INCLUDING A SPACIOUS PRIMARY/MASTER BEDROOM, a BONUS ROOM, 2.5 BATHROOMS, and a PRIVATE BALCONY overlooking the green space. The main floor offers a bright and inviting living area, a well-appointed kitchen, dining space and convenient access to the large backyard. Upstairs, you&rsquo;ll find three good-sized bedrooms, including the primary bedroom, along with the bonus room and balcony &mdash; perfect for relaxing and enjoying the peaceful surroundings. The FULLY DEVELOPED BASEMENT features a 1-BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE, providing excellent potential for rental income or additional living space. The property also offers a FRONT ATTACHED DOUBLE-CAR GARAGE, a LARGE BACKYARD, and the highly desirable benefit of NO DIRECT REAR NEIGHBOURS. Located close to SCHOOLS, PARKS, SHOPPING, TRANSIT, RESTAURANTS AND ALL MAJOR AMENITIES, this is an excellent opportunity for families, first-time buyers and investors alike. Please

Note- Some images have been Virtually Staged for illustrative purposes. GREEN SPACE | NO REAR NEIGHBOURS | 3 BEDROOMS UP | PRIMARY BEDROOM | BONUS ROOM | BALCONY | 2.5 BATHROOMS | 1-BEDROOM ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE | RENTAL INCOME POTENTIAL | FRONT DOUBLE ATTACHED GARAGE | LARGE YARD | GREAT LOCATION