

83 Martha's Close Calgary, Alberta

MLS # A2244670



\$590,000

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|-----------|----------------------------|--------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,462 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

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|-------------|---|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Kitchen Island, Open Floorplan, Pantry | | |

Inclusions: N/A

This beautifully kept 3-bedroom, 2.5-bath home with a double front-attached garage is a perfect fit for first-time buyers or savvy investors, ideally located in the desirable community of Martindale in NE Calgary. The main level features a bright and inviting living room with a cozy fireplace, a central kitchen with plenty of cabinet space, a dedicated dining area, convenient laundry, and a 2-piece powder room. Step outside to a spacious deck and fully fenced backyard—great for relaxing or entertaining. Upstairs offers a generous primary bedroom with a walk-in closet and private ensuite, plus two more comfortable bedrooms and a full bathroom. The fully finished basement includes a large rec room and a stylish wet bar, adding valuable space for family or guests. Close to schools, parks, playgrounds, and transit, this home offers unbeatable value and location—schedule your private showing today!