53 Martha's Place NE
Calgary, Alberta

MLS # A2266817

$679,999

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,721 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Standard Shaped Lot		

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

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: None

PRICE IMPROVED Welcome to this wonderful family home, offering 2,500 sqft of comfortable living space! Lovingly cared for by the same owners for nearly 20 years, this home shows true pride of ownership throughout. The main and upper levels feature premium modern upgrades, including elegant flooring, upgraded baseboards, sleek countertops, luxury faucets, and quality cabinetry. The bright foyer with its open ceiling creates an inviting first impression, complemented by a cozy fireplace in the living room, modern light fixtures, a beautiful kitchen and a convenient main-floor laundry room. Upstairs, you’ll find a spacious family room filled with natural light—perfect for family time and entertaining—along with three bright bedrooms, including a primary bedroom with ensuite. The basement suite offers one bedroom, one full bathroom, and private laundry, with a separate side entrance through the garage, making it perfect for extended family or rental income potential. Outside, enjoy a large deck and a well-kept backyard with back-alley access. Nestled in a quiet, family-friendly location within walking distance to schools and the C-Train, this one checks all the right boxes for growing families and is definitely worth a look. Easy to show—contact your favourite REALTOR® today to book a viewing!