

227 Martell Road NE
Calgary, Alberta

MLS # A2312097



\$644,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,086 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Jetted Tub, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: All Appliances in the Basement Suite: Electric Stove, Refrigerator, Washer/Dryer Stackable, Microwave, Ceiling Speakers with music system, TV Brackets with TV's (2), Garage plastic shelves (2) and wooden shelves (2), Main Floor 2in1 Washer/Dryer combo

2 Bedroom Legal Basement Suite! Beautifully renovated and thoughtfully updated, this 5-bedroom bungalow offers the perfect blend of comfort, functionality, and income potential. Featuring 3 spacious bedrooms upstairs and a fully legal 2-bedroom basement suite, this home is ideal for families, multi-generational living, or savvy investors alike. Flooded with natural light throughout, every space feels bright, warm, and inviting from the moment you step inside. Major updates have already been taken care of for peace of mind, including a new furnace, new hot water tank, and 4 brand new egress windows in the basement, all completed within the last 2 years. The home also features new to newer appliances, a relaxing jetted tub in the main bathroom, and the added bonus of both TV mounts and TVs being included. Step outside to enjoy the oversized backyard backing directly onto a playground, creating the perfect setting for families and outdoor living. Completing the property is a double detached garage offering plenty of parking and storage. A move-in ready opportunity with exceptional value throughout.