

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 — 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'll find three good-sized bedrooms, including the primary bedroom, along with the bonus room and balcony — 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