

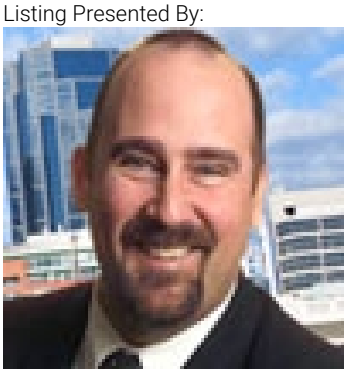
118 Martha's Haven Green Calgary Alberta

$634,900

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 (id:6769)

4pc Bathroom 7.92 Ft x 5.00 Ft
4pc Bathroom 122.67 Ft x 12.42 Ft
Bedroom 11.00 Ft x 12.42 Ft
Bedroom 10.17 Ft x 10.42 Ft
Primary Bedroom 11.92 Ft x 18.83 Ft
4pc Bathroom 6.00 Ft x 6.08 Ft
Bedroom 12.17 Ft x 13.42 Ft
Kitchen 11.17 Ft x 10.58 Ft
2pc Bathroom 7.33 Ft x 5.75 Ft
Dining room 11.67 Ft x 10.42 Ft
Kitchen 11.67 Ft x 13.92 Ft
Laundry room 8.33 Ft x 5.42 Ft
Living room 14.75 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca