



## 919 38 Street Calgary Alberta

\$269,999

UNBEATABLE LOCATION meets exceptional value in this beautifully maintained 4-level split at Martello Court! Just steps from Marlborough C-Train, shopping, schools, parks, and pathways, this inviting townhouse offers over 1,050 sq ft of thoughtfully designed living space. Enjoy a sunlit, soaring-ceiling living room, spacious eat-in kitchen, and two generously sized bedrooms (primary with walk-in closet). A new kitchen can be negotiated in the asking price. The finished basement provides versatile space for recreation or relaxation, while fresh laminate flooring, updated paint, forced-air heating, in-suite laundry, and your own attached covered carport elevate everyday convenience. With affordable condo fees, this home is ideal for first-time buyers or investors seeking a hassle-free investment. Act quickly--this gem won't last! (id:6769)

Recreational, Games room 10.83 Ft x 12.33 Ft

Living room 17.17 Ft x 13.42 Ft

Dining room 10.25 Ft x 8.08 Ft

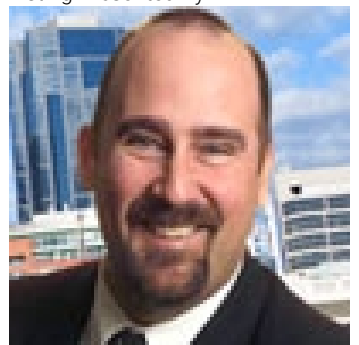
Kitchen 9.92 Ft x 7.25 Ft

4pc Bathroom 6.42 Ft x 8.00 Ft

Bedroom 9.92 Ft x 12.00 Ft

Primary Bedroom 9.83 Ft x 13.42 Ft

Listing Presented By:



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eXp Realty

<http://www.chhabra.ca/>

**RE/MAX Realty Professionals**

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