

**125 Martinpark Way NE**  
**Calgary, Alberta**

**MLS # A2244104**



**\$560,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** 2x Refrigerators, 2x Electric Stoves, 2x Hood Fan

Welcome to this beautifully updated home in the highly sought-after community of Martindale. Perfectly situated in a family-oriented neighborhood, you'll find yourself just minutes from schools, shopping, the LRT, playgrounds, and countless amenities. This property has been extensively renovated with a fresh, modern design and quality finishes that make it stand out. The curb appeal is immediate, with a classic exterior presence that blends seamlessly with its surroundings. Inside, the impressive vaulted ceilings and open layout create a bright and inviting atmosphere. A custom vinyl staircase greets you at the entry, leading up to the main living space where the newer vinyl flooring and a sleek electric fireplace set the tone for comfort and style. The kitchen is a showpiece, featuring updated stainless steel appliances paired with elegant lighting and a functional dining space. The primary bedroom offers a generous closet and easy access to a fully updated 4-piece bath. A second bedroom completes the main floor. The fully developed basement includes an illegal suite, complete with its own kitchen, bedroom, spacious recreation area, 3-piece bathroom, laundry room, and private side entry. This provides excellent versatility for extended family living or future rental opportunities. Outside, a detached double garage provides plenty of parking and storage. Whether you're looking for your family's next home or a smart investment property, this residence offers both comfort and opportunity in one of Calgary's most convenient locations.