

\$559,000 - 235 Martell Road Ne, Calgary

MLS® #A2088209

\$559,000

3 Bedroom, 2.00 Bathroom, 1,196 sqft

Residential on 0.13 Acres

Marlborough, Calgary, Alberta

A hidden gem in the heart of the Northeast!
This bungalow offers a spacious and functional layout. This potential 5 bedroom and 3 bathroom home, is suitable for a growing family or for those who frequently host guests. The textured walls and a gorgeous brick wood-burning fireplace in the living area create a unique and cozy ambiance. These elements add charm to the home and make it stand out. The home is tastefully and uniquely decorated, reflecting the artistic sensibilities of the owner. These artistic touches add character and personality to the property. The main floor features beautiful walnut-finished hardwood flooring, adding elegance and warmth to the interior. There's a private brick patio, perfect for dining outdoors, and a large backyard with mature apple trees. The property is fully fenced and includes a 24 x 24 double insulated garage with RV parking, providing ample space for storage and outdoor activities. The basement has been renovated and converted into a contemporary illegal suite. It includes newer appliances, a stone tile backsplash, laminate flooring, and a second brick fireplace. This area has 2 spacious bedrooms and a 3-piece bathroom. The property has been well taken care of, and the owner's love for the home is evident throughout; demonstrating a clear pride of ownership. The home is situated in a quiet location, providing a peaceful and serene living environment. This property offers a blend of unique design elements, functionality, and



outdoor features. It's worth checking out for those in search of a distinctive and cozy home in the Northeast.

Built in 1969

Essential Information

MLS® #	A2088209
Price	\$559,000
Sold Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,196
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	235 Martell Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A2X2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Beamed Ceilings, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	November 3rd, 2023
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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