# \$550,000 - 227 Martell Road Ne, Calgary

MLS® #A2134180

## \$550,000

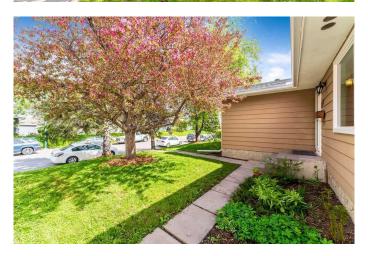
4 Bedroom, 2.00 Bathroom, 1,088 sqft Residential on 0.13 Acres

Marlborough, Calgary, Alberta

Step into your ideal bungalow, nestled in a coveted location backing a park and just minutes to memorial drive. This delightful property features 3 generous bedrooms upstairs and beautiful space for entertaining. Enter the heart of this charming abode, where the kitchen welcomes you with its cheerful ambiance, offering a pristine space for culinary creations. Downstairs, discover ample additional space, highlighted by a cozy fireplace room. Indulge in luxury with the beautifully updated tile shower in the basement, complete with a built-in bench for added comfort and functionality. Enjoy the added convenience of a separate entrance at the back door, offering flexibility and privacy. Embrace outdoor living in your west-facing backyard, basking in sunshine throughout the day. With a detached double garage and paved alley access, parking is effortless. Notable upgrades include roof shingles in 2020, and new windows on the main level in 2013. Convenience is at your fingertips with a nearby playground, schools, amenities, and bus stops just a 5-minute stroll away for easy transportation access. Experience the best of both worlds with a tranquil neighborhood ambiance and excellent commuting options to downtown, or nearby ring road to the airport. Don't let this opportunity slip away! Schedule your viewing today and envision your future in this delightful property.







#### **Essential Information**

MLS® # A2134180
Price \$550,000
Sold Price \$550,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,088
Acres 0.13
Year Built 1968

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

## **Community Information**

Address 227 Martell Road Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 2X2

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

## Interior

Interior Features Ceiling Fan(s), Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Lighting, Rain Gutters

Lot Description Back Lane, Back Yard, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 23rd, 2024
Date Sold May 31st, 2024

Days on Market 8

Zoning R-C1 HOA Fees 0.00

## **Listing Details**

Listing Office CIR Realty

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