



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

602, 919 38 Street NE
Calgary, Alberta

MLS # A2234655



\$274,999

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,051 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 382

LLD: -

Zoning: M-C1 d43

Utilities: -

Inclusions: N/A

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!