

# \$499,999 - 204 Martell Road Ne, Calgary

MLS® #A2265928

## \$499,999

3 Bedroom, 3.00 Bathroom, 1,215 sqft  
Residential on 0.15 Acres

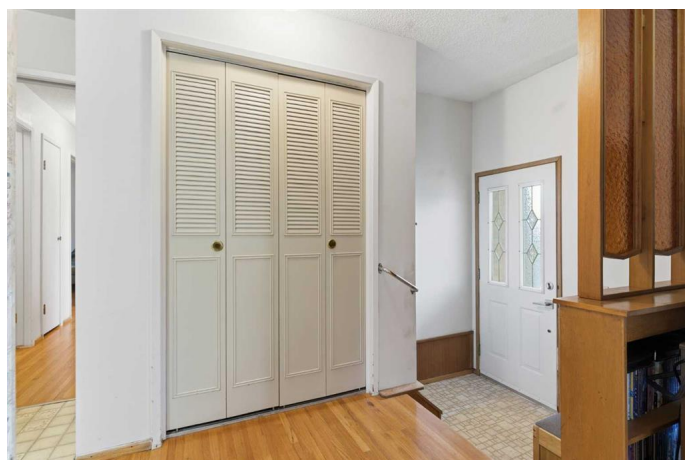
Marlborough, Calgary, Alberta

Welcome to this 3-bedroom, 2.5-bath bungalow situated on a desirable corner lot, offering over 2,000 sq. ft. of comfortable living space, with SEPARATE ENTRANCE. The bright living room features a large window that fills the home with natural light, creating a warm and inviting atmosphere. The finished basement extends your living area with a spacious family room—perfect for movie nights or gatherings—plus two versatile flex rooms that can easily be converted into additional bedrooms. A full bathroom and a storage room with plenty of built-in shelving add both functionality and convenience. Outside, you’ll find a single oversized garage providing ample parking and storage space. With its corner lot location and layout, this home also offers great potential for future improvements—an excellent opportunity to make it truly your own.

Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265928  |
| Price          | \$499,999 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,215     |
| Acres          | 0.15      |



|            |             |
|------------|-------------|
| Year Built | 1969        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 Martell Road Ne |
| Subdivision | Marlborough         |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 2X1             |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 3                                           |
| Parking        | Driveway, Oversized, Single Garage Detached |
| # of Garages   | 1                                           |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full, Exterior Entry                                      |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | None                                                            |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Concrete, Wood Frame                                            |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

### Listing Details

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