



GRASSROOTS
REALTY GROUP

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**229 Martinglen Way NE
Calgary, Alberta**

MLS # A2237336



\$510,000

Division:	Martindale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	953 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Beautiful duplex conveniently located near schools and shopping centre. Features include a finished basement, upstairs hardwood floors, and brand new appliances, including a dishwasher and gas stove. Upstairs offers spacious living, while the downstairs includes 2 bedrooms—perfect for families or rental income. Don't miss this great opportunity!. Excellent location-close to schools, shopping and transportation.