



GRASSROOTS
REALTY GROUP

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**51 Martinridge Grove NE
Calgary, Alberta**

MLS # A2237603



\$469,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

3 BEDROOM/2.5 BATHROOMS just under 1300 SQ.FT above grade BASEMENT SUITE(illegal) WITH A SEPARATE ENTRANCE***2 CAR DETACHED GARAGE***Very beautiful MATURE TREES ON QUIET STREET***Playground for kids just a few doors down/Elementary school is short walking distance/Very close proximity to Superstore and LRT. With a little bit of TLC this property will absolutely shine. THIS IS THE BEST DEAL IN ALL OF THE NORTHEAST! Come view it now before it's too late! Great opportunity to make money NOW!