



GRASSROOTS
REALTY GROUP

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**166 Martin Crossing Court NE
Calgary, Alberta**

MLS # A2237791



\$340,000

Division:	Martindale		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,395 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 502
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d45
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Handyman special! Soooo much potential here to make this a fabulous family home . The main floor boasts a living room, dining room, kitchen, powder room, and family room with access to your own backyard. Upstairs are 3 good sized bedrooms with an abundance of light and a 4 piece bathroom. Downstairs is partly developed into 3 rooms and could easily be finished to add more usable space and another bedroom. The dryer is newer and the hot water tank is 2017. A very well managed complex with great access to schools, shopping, and major roads. A fantastic buy in a great location!