



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

449 Martindale Drive NE
Calgary, Alberta

MLS # A2239180



\$499,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,428 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours		

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

Inclusions: n/a

Great opportunity to own a Home under \$500,000 across from Park, Schools and many other Amenities a stones throw away. This 4 Level Split has 3 Bedrooms Upstairs with a Cheater Ensuite from the Primary Bedroom. Open Concept Main Floor has a Huge Living Room, Dining Room and Kitchen. If you are looking to develop an extra bedroom and bathroom they are already roughed in for you in the basement. The Third Level walkouts to the Back Yard with Massive Deck. You can use this as a Separate Entrance if you want to develop a separate Secondary Suite for Rental income. The Lot spans wide enough to encompass a Double Detached Garage and space for a Trailer or Parking Pad for an additional vehicle. So many opportunities await your creative juices so don't hesitate to contact your Favorite Realtor to book a viewing today.