



GRASSROOTS
REALTY GROUP

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136 Martindale Drive NE
Calgary, Alberta

MLS # A2244737



\$549,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: N/A

WELCOME to this well kept 2 Story home is centrally located on the MAIN Road in one of the most desired Locations in Martindale. Down the street from Sikh Temple, 2 train stations, bus stop, Martindale Medical/pharmacy and near every other amenity you can think of. The main floor features a bright living room, Dining room and Kitchen with loads of cabinet space. On upper floor you will find Primary bedroom with walk in closet and another 2 Good size Bedrooms and 4 PC Bathroom. Basement is newly Renovated where you find 1 Bedroom, playroom and Laundry. This house offers approximately 1900 sq ft of Living space. Don't miss this opportunity to own a spacious and move-in-Ready home in Calgary's fastest growing area. Whether you buying for live, Rent or Invest, this home checks all boxes.