



**GRASSROOTS**  
REALTY GROUP

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**136 Martindale Drive NE**  
**Calgary, Alberta**

**MLS # A2244737**



**\$549,000**

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

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

**\*\*OPEN HOUSE\*\*** Saturday (August 02) and Sunday (August 03) from 12:00-2:00 pm. 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.