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6032 Martingrove Road Calgary, Alberta

MLS # A2263748



\$449,900

Division:	Martindale			
Туре:	Residential/House			
Style:	Bi-Level			
Size:	902 sq.ft.	Age:	1989 (36 yrs old)	
Beds:	3	Baths:	2	
Garage:	Off Street			
Lot Size:	0.06 Acre			
Lot Feat:	Rectangular Lot			

Heating: Water: Forced Air Floors: Sewer: Laminate Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding, Wood Frame R-C2 Foundation: **Poured Concrete Utilities:**

Features: Quartz Counters

Inclusions: none

BRAND NEW KITCHEN AND CABINETS ON THE MAIN FLOOR!!! Welcome to 6032 Martingrove Road located in a prime location, walking distance to schools, shopping, transportation (Martindale stations & Saddletown station), Dashmesh Gurdwara and Genisis Rec center. Amazing opportunity for all First Time Home Buyers & Investors looking to own a single family DETACHED home with an illegal basement suite in the established community of Martindale. Main floor offers great size of living to entertain your guests, a kitchen with many cabinets to satisfy your needs and two spacious bedrooms. Laminate flooring throughout the main floor and basement. Basement features a 1 bedroom illegal suite and good size of the family room. Laundry is located in a common area for upstairs and downstairs. Don't miss the opportunity to secure such a beautiful home in a highly desirable and family friendly community.