

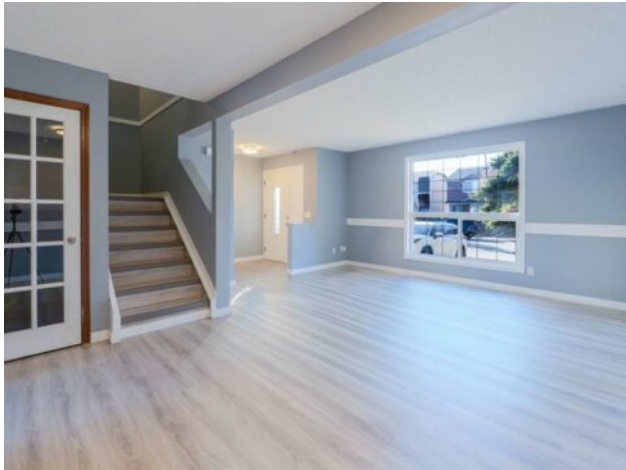


**GRASSROOTS**  
REALTY GROUP

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**136 Martindale Divide**  
**Calgary, Alberta**

**MLS # A2265181**



**\$529,000**

|                  |                      |               |                   |
|------------------|----------------------|---------------|-------------------|
| <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>   | None                 |               |                   |
| <b>Lot Size:</b> | 0.07 Acre            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Linoleum              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                     |                   |      |

**Inclusions:** None

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.