



**GRASSROOTS**  
REALTY GROUP

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**27 Martinview Crescent NE  
Calgary, Alberta**

**MLS # A2271186**



**\$418,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	814 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot		

<b>Heating:</b>	Mid Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Singles, young couples and empty nesters will love this bright split level home. 2 spacious bedrooms with a third bedroom on third level. Family room, 2 piece bath and fireplace on third level. Office or computer room on lower level. Shingles, siding, gutters, hot water tank, front steps and side deck have been replaced. Newer garage door and fencing. Rv parking or extra off street parking. Second home from a nice neighbourhood park with playground area. Just a short walk to the Dashmesh Culture Centre.