



**63 Martinbrook Road NE  
Calgary, Alberta**

**MLS # A2272341**



**\$554,999**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** NONE

WELCOME TO 63 MARTINBROOK RD! THIS SPLIT-LEVEL HOME IN THE HEART OF MARTINDALE OFFERS 3 GENEROUSLY SIZED BEDROOMS ON THE UPPER FLOOR AND 2 BEDROOM SUITES ON THE LOWER LEVEL. THE LARGE BAY WINDOW OFFERS GREAT LIGHT COMING INTO THE LIVING ROOM. THE MAIN FLOOR OFFERS A VERY OPEN FLOOR PLAN, AND THE KITCHEN OFFERS STAINLESS STEEL APPLIANCES. HOME HAS 2 LAUNDRY OPTIONS ON THE MAIN LEVEL AND LOWER LEVEL. THE BASEMENT HAS ITS OPEN SEPARATE ENTERANCE AND IS CURRENTLY RENTED OUT FOR \$1300 + 40% UTILITIES, AND THE UPPER FLOOR WAS RENTED FOR \$2200 + 60% UTILITIES A FEW MONTHS PRIOR. THIS PIE-SHAPED LOT IS FULLY FENCED, PERFECT FOR KIDS OR PETS! THE HOME OFFERS GREAT ACCESSIBILITY TO BUS STOPS, SCHOOLS, PLAYGROUNDS AND DASHMESH CULTURE CENTRE. PLEASE CALL FOR A PRIVATE SHOWING.