



GRASSROOTS
REALTY GROUP

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82 Martinridge Crescent NE
Calgary, Alberta

MLS # A2274009



\$499,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Paved, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Fantastic Single Family Home offered at a Fantastic Price! Brought to you for the first time on the market by the original owner. As you enter this lovely home, you're greeted with a huge sunny south facing living room, leading to the large kitchen with a side pantry, the dining room and a 2 piece guest bathroom to complete this floor. Upstairs you will find the spacious primary bedroom with a 3 piece en-suite, 2 additional good sized bedrooms, and a full 4 piece bathroom. The unfinished basement waits for your creative ideas for development. Outside boasts a humungous rear deck with an impressive over sized Double detached Garage and a paved back alley. Close to all sorts of amenities such as schools, playgrounds, parks, shopping, restaurants, grocery stores, transportation, LRT, and much more. Be sure to click on the 3D Icon to do a virtual walk-through and view the floor plans of this amazing Home!