



GRASSROOTS
REALTY GROUP

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250 Martinwood Place NE
Calgary, Alberta

MLS # A2275134



\$615,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,234 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Lawn, Pie Shaped Lot		

Heating:	Forced Air	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:	Separate Entrance, Vinyl Windows		

Inclusions: none

NEAT AND CLEAN SPACIOUS BILEVEL ON A RCG LOT IN THE MOST DESIRED COMMUNITY OF MARTINDALE. HOUSE IS LOCATED ON A VERY CONVENIENT LOCATION. CLOSE TO ALL THE AMENITIES, LIKE BUS, SCHOOL, GENESIS CENTRE, CTRAIN, YMCA AND NABKS, SHOPPING, SIKH TEMPLE AND THE LIST GOES ON. ON THE MAIN LEVEL 3 GOOD SIZE BEDROOMS, MASTER WITH FULL BATH EN-SUITE AND ANOTHER FULL BATH, LIVING ROOM WITH VAULTED CEILING AND GAS FIRE PLACE, KITCHEN WITH PANTRY AND ISLAND AND DINING AREA. LOWER LEVEL FULLY FINISHED WITH WALK-UP BASEMENT AND 2 BEDROOM ILLEGAL SUITE WITH COMMON LAUNDRY AND SEPARATE ENTRANCE. HUGE PIE-SHAPE LOT WITH LOTS OF PARKING. VERY CO-OPERATIVE TENANTS UP AND DOWN VERY EASY TO SHOW.