



**94 Martindale Boulevard NE  
Calgary, Alberta**

**MLS # A2281603**

**\$499,000**



<b>Division:</b>	Martindale	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b> 1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Yard	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	N/A		

Location Location Location /First time home buyers, NEWLY RENOVATED home in Martindale. Please note: Photos shown are from last year when the property was fully renovated. Excellent location! Just a 1-minute walk to Dashmesh Culture Centre(Gurughar), with a bus stop right in front of the main door for added convenience. This property offers great rental potential with separate living arrangements: Main Floor Separate entrance Separate laundry Currently rented \$1700.00 Plus 60% Utilities separately Basement Fully finished with separate entrance Kitchen and washroom One bedroom (no window) separate laundry Currently rented \$900.00 separately just finished renovations and now has New Furnace New Water Tank New Plumbing new kitchen, new washrooms, new flooring, new paint, new lights, new fixtures etc. Ideal for investors or buyers looking for mortgage helper income in a highly desirable location.