



**262 Martindale Boulevard NE  
Calgary, Alberta**

**MLS # A2287009**



**\$499,999**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,242 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<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>	No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Own this beautiful fully finished two storey home nestled in a strategic location on Martindale Boulevard. It is close to public transport - bus & LRT, schools, parks and playgrounds, shopping and the major roadways. It has a beautiful front yard loaded with perennials and ornamental bushes and a maintenance free backyard with a covered deck. This home has fabulous beaming hardwood floors in the huge living room and up to the big masters bedroom and the other 2 roomy bedrooms on the upper level. The kitchen has loads of drawers and cabinets with practical appliances more than enough for a growing family. It has two eating zones, a charming breakfast nook space and a sufficient dining area allowing for flexible daily use and entertaining. The basement is fully finished with enormous family recreation section, a bar, and a den perfect as your computer room, a home office or a day bed. For warm or any day relaxation enjoy the covered deck and the easy-care private backyard, complete with your double detached garage. All these and more, schedule a private showing and be the 1st to put an offer today to your future home sweet home.