



**73 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2290895



\$400,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	869 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: 2 Refrigerators, 2 Stoves, 2 Washers, 2 Dryers, Built in dishwasher

Perfect little starter home, walking distance to corner grocery.. Attractive open kitchen plan with ample sized living room and dining area. Shared upper bath with spacious master bedroom and second room .. Downstairs with an additional kitchen for a teen or a guest.. Shared front entry with sectioned off access for upper and lower. Separate laundry upstairs and down.. Recent improvements throughout.. as well as a recent roof. Detached double garage for those of you that are handy. (Living and Kitchen photos virtually staged.)