



**33 Martindale Court NE
Calgary, Alberta**

MLS # A2301257



\$450,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,094 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, On Street, Outside		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: n/a

UPGRADED 2 Storey | NO POLY-B PIPING - REPLACED With PEX Piping | Fully Finished Basement | Welcome to this beautifully updated 3 bedroom, 2 bathroom home located in a QUIET cul-de-sac. Sitting right next to a park, this property provides the perfect blend of everyday convenience, with the park for children to play at, and shopping plaza's with medical and pharmacy just a minute walk away! Inside, the home feels fresh and modern thanks to an extensive list of recent renovations. The main floor boasts updated flooring, modern light fixtures, and a beautifully refreshed kitchen featuring modern white cabinetry, BRAND NEW tile backsplash, new HOOD FAN, and updated STAINLESS STEEL appliances. The living room is spacious with large windows, allowing for plenty of sitting space. Upstairs and in the finished basement, you will find comfortable BRAND NEW carpet, new doors, updated BATHROOM FLOORING, and modern trim throughout. What truly sets this home apart is the incredible peace of mind it offers with some of the major updates already completed. The POLY-B piping has been replaced with PEX, which means lower home insurance costs! The home features a newer ROOF, as well as upgraded SIDING, WINDOWS, FURNACE, and a HOT WATER TANK all replaced within the last few years. Other upgrades include new switches, outlets, gates, front steps, and more! The backyard is SOUTH facing, which gets plenty of SUNLIGHT throughout the days. This home is nearby bus stops, schools, Genesis Centre, and more! Call now to schedule a viewing.