



**72 Martindale Crescent NE  
Calgary, Alberta**

**MLS # A2154575**



**\$638,800**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-C2
<b>Utilities:</b>	-

**Inclusions:** None

This Beautiful landscaped 4-level split house with a double detached garage, partially renovated, comes with 5 bedrooms, 2 full and one-half bathrooms, fully developed 3rd and 4th level, located close to Transit service, schools, park and playground. The main level has a Living room with a bay window, a Dining area, and a Renovated kitchen with a Granite counter and a new vinyl floor, 2nd Level has a fully renovated 3 pcs bathroom with a modern standing shower, 2 pcs Ensuite master Bedroom has door leads towards the deck on the backyard and 2 more good size bedrooms. The 3rd level is developed with 2 bedrooms and one 4 pcs bathroom, the 4th Level has Rec room to entertainment, and the laundry room. a Good opportunity for first-time home buyers, to be the first one to view this House.