



GRASSROOTS
REALTY GROUP

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52 Martinglen Place NE
Calgary, Alberta

MLS # A2192346



\$649,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,218 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Pantry, See Remarks		

Inclusions: None

Well kept Bi-Level House comes With [Double attached Garage] Huge pie shape Lot with Back Alley Access] 3 Bedroom & 2 full bathroom Up] 3 Bedroom & 1.5 Bath Basement Suite (Illegal). Located close to Crossing Park SCHOOL, Sikh Temple, BUSES, LRT & SHOPPING. Main floor has large Living Room, Master Bedroom with 4-pc ensuite bath and additional 2 good size bedrooms with 4-pc common full bath. Basement is Fully finished MIL Suite (illegal)with Private Entrance from front Door, 3 Bedroom, one Full Bath and Half Bath. Fully fenced, landscaped. Shows very well, Click on 3D virtual tour, Don't miss this home, book a showing today!