50 Martha's Close NE
Calgary, Alberta

MLS # A2209824

$669,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	**Age:**	2002 (23 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan		

Inclusions:	N/A

Discover this beautiful property in Martindale! This very well maintained home features not only an attached double garage in the front but also a rare, detached double garage in the back- ideal for trade workers needing extra space, car enthusiasts, or those looking for additional rental income potential. There is also an illegal basement suite currently rented out for $1,200/month, offering immediate cash flow. Families will appreciate the proximity to elementary, middle and high schools, making the morning school run a breeze. You'll also love the convenience of being steps away from the park, multiple bus stops, and the train station. Plus, the friendly neighbourhood is a bonus! Do not miss this opportunity to own a versatile property with so much to offer!