



**80 Martinglen Way NE
Calgary, Alberta**

MLS # A2301073

\$510,000



Division:	Martindale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,228 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: none

Welcome to this well-maintained half duplex in the desirable community of Martindale! This semi-detached home features a single front-attached garage and offers a functional layout perfect for families and investors alike. The main floor boasts a bright living room, spacious dining area, a well-appointed kitchen, convenient half bathroom, and in-suite laundry. Upstairs, you'll find 3 generously sized bedrooms and a full bathroom, providing comfortable living space for the whole family. The property also includes a legal basement suite with a separate entrance, offering excellent mortgage helper potential. The suite features 1 bedroom, an ensuite bathroom, and its own private laundry for added convenience. Enjoy added privacy with no neighbors at the back. Ideally located close to schools, shopping, gas stations, public transit including the LRT, and a nearby gurdwara, this home offers both comfort and convenience in a prime location. A fantastic opportunity you don't want to miss!