



GRASSROOTS
REALTY GROUP

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31 Martindale Close NE
Calgary, Alberta

MLS # A2323964



\$549,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Perfectly Located 5-Bedroom Bungalow with Illegal Basement Suite This well-maintained 5-bedroom bungalow offers an excellent opportunity for homeowners and investors alike. The main floor features a bright and spacious living room, a functional kitchen, a dining area, three generously sized bedrooms, and a common 4-piece bathroom. The basement includes an illegal suite with a separate entrance, offering two additional bedrooms, a comfortable living room, a kitchen, a 3-piece bathroom, and a shared laundry room. Outside, you'll find a double detached garage providing ample parking and storage space. Conveniently located close to public transit, shopping centers, and within walking distance of Deshmesh Culture Centre, this property combines comfort, convenience, and income potential. Key Features: 5 Bedrooms total (3 up, 2 down) Illegal basement suite with separate entrance 2 Kitchens 2 Bathrooms Shared laundry area Double detached garage Close to transit and shopping Walking distance to Deshmesh Culture Centre This is a fantastic opportunity in a highly desirable location. Schedule your viewing today!