



GRASSROOTS
REALTY GROUP

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47 Martinridge Way NE
Calgary, Alberta

MLS # A2324590



\$484,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,126 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RC2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: n/a

****Location Location Location *** Right in the heart of Martindale ,Live Up /Rent Down .Mortagage Helper. LEGAL BASEMENT SUITE WITH SEPARATE ENTRY!! Welcome to this beautiful two story house in Martindale that is close to all the amenities such as multiple bus stops, LRT station , Genesis center, public parks and schools kindergarden to 9 grade make it ideal home for first time home buyer family with kids. This house consists of 3 bedrooms and 1 full bath upstairs and a half bathroom on the main floor. The kitchen consists of stainless steel appliances leading the door to the beautiful backyard that is fully fenced and has a good sized deck for the bbq parties during summer. The basement is a LEGAL SUITE with separate entrance and has 1 full bed and bath with separate laundry dedicated to the people living in the basement currently rented.Large Double detached Garage ideal for parking ,upgraded security system. Has had many upgrades like new paint ,new Furnace and water tank in 2017, roof and sidings in 2020, new windows in November 2021. seperate entrance and Dryer/Washer .Basement recently upgraded with recent upgrade .Very good investment/starter property.