



**GRASSROOTS**  
REALTY GROUP

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**126 Martindale Boulevard NE**  
**Calgary, Alberta**

**MLS # A2329788**



**\$570,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Martindale            |               |                   |
| <b>Type:</b>     | Residential/House     |               |                   |
| <b>Style:</b>    | Bi-Level              |               |                   |
| <b>Size:</b>     | 884 sq.ft.            | <b>Age:</b>   | 1989 (37 yrs old) |
| <b>Beds:</b>     | 4                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street            |               |                   |
| <b>Lot Size:</b> | 0.08 Acre             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |      |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Location ! Location ! Excellent opportunity for the First Time Home Buyers & Investors looking to own a single family DETACHED home with fully developed Legal basement suite in the established community of Martindale. Situated on a CORNER LOT ,right in front of Dasmesh Culture Centre. , this valuable bi-level Home has a lot of to offer with 2 spacious bedrooms upstairs, 1 bathroom upstairs, open living room . Big windows on the main floor allowing plenty of sunlight all day long. Basement includes Legal suite with 2 bedrooms, one bathroom, and an open living room/kitchen concept. Prime location right next to the bus stops, schools, parks, shopping center, and minutes to Mc knight Station, Martindale Station, and Saddle Towne C- Train station. Book a private showing today with your favorite Realtor before its gone.