



GRASSROOTS
REALTY GROUP

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1080 Martindale Boulevard NE
Calgary, Alberta

MLS # A2345065

\$519,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,237 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: none

This beautiful home offers a great family-friendly environment, with plenty of fresh green lawn and a playground located nearby. It is also conveniently situated in-front of Manmeet Bhullar School (K–6), making it an ideal choice for families with children. The home features 3 bedrooms and 2.5 bathrooms and has been fully renovated, spacious living area. The newly renovated kitchen includes modern stainless-steel appliances, providing a clean and contemporary space for cooking and entertaining and big dinning area. The backyard offers plenty of outdoor space, including a 20 x 20-foot concrete pad at the rear of the home, providing a versatile area for a patio, outdoor seating, entertaining, or other recreational needs. The property is also conveniently located within walking distance of the C-Train station and the Martindale Gurdwara, offering easy access to public transportation and nearby community amenities. With its spacious layout, modern renovations, generous outdoor space, and convenient family-oriented location, this home is a great place to call home.