



GRASSROOTS
REALTY GROUP

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72 Martindale Close NE
Calgary, Alberta

MLS # A2346285

\$479,900

Division:	Martindale		
Type:	Residential/House		
Style:	3 Level Split		
Size:	938 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

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

Inclusions: N/A

Welcome To 72 MARTINDALE CLOSE! This beautifully updated 3-level split home offers 3 bedrooms, 2 full bathrooms, and a fantastic combination of comfort, functionality, and convenience. Featuring numerous recent upgrades throughout, this home is move-in ready and offers excellent value for first-time buyers, families, or investors. Step inside to find NEW windows throughout, NEW LVP flooring on both the upper and lower levels, fresh paint, and NEW vanities in both bathrooms. The home also features a NEW microwave hood fan, while the washer and dryer are approximately 2 years old and the hot water tank is approximately 3 years old. Additional major exterior updates include 2020 roof shingles and 2020 siding, providing peace of mind for years to come. The property also includes a convenient carport for parking. The location is a standout feature! Situated in the established community of Martindale, this home is just a few blocks from a shopping complex, making everyday errands, groceries, restaurants, and other amenities incredibly convenient. You'll also be close to schools, public transit, bus routes, parks, and major transportation routes, offering easy access throughout Calgary. Whether you're commuting to work, heading to school, or simply running daily errands, this location makes it easy. With its spacious 3-level split layout, extensive updates, convenient parking, and highly accessible location, 72 Martindale Close is an opportunity you won't want to miss!