

**32 Martindale Close NE**  
**Calgary, Alberta**

**MLS # A2161160**



**\$449,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This is a civil enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. The listing agent has not had been given access to the property and as a result all interior information has been obtained from previous listings and city records. Showings of this property are not possible. The home is located 2 doors from a community playground and is located in a family community surrounded by single family homes. The property does requires some TLC and is perfect for the home handy man wanting to build equity or a renovator.