

**100 Martindale Boulevard NE  
Calgary, Alberta**

**MLS # A2162825**



**\$489,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Interior Lot, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Incredible Location | Steps Away From Dashmesh Culture Centre | Close to All Amenities & Transit | 3 Bedrooms | 2 Bathrooms | 1077 SqFt | Custom Blinds | Granite Kitchen Countertops | Finished Basement | Basement Laundry | Large Backyard | Rear Double Detached Garage | Alley Access. Welcome to this great 2-storey family home with 3 bedrooms, 2 bathrooms boasts 1482 SqFt of developed living space throughout the main, upper and basement levels. Open the front door to a foyer with closet storage which leads to the large front living room. The living room is bright with natural light through the large South facing window. The kitchen and dining rooms are an open floor plan to each other which is great for family dining. The kitchen is outfitted with granite countertops, white appliances and ample cupboard space. The dining room has a window that overlooks the backyard which is great when the kids are in the yard to play! The door off the kitchen/dining rooms leads to the backyard and double detached garage. Upstairs holds 3 bedrooms a 4pc bathroom. The primary bedroom is spacious and features a deep walk-in closet. Downstairs, the basement is finished with a large rec room, 4pc bathroom with a tub/shower combo and a utility room which holds the laundry. Outside, the fully fenced backyard is a great space and has plenty of room for a deck! The rear double detached garage has alley access plus street parking at the front of the home is readily available too. This home is steps away from the Dashmesh Culture Centre, Gurudwara, Shopping, Ecole La Mosaïque, parks and playgrounds! Hurry and book a showing at this incredible home today!