

**323 Martinbrook Place NE**  
**Calgary, Alberta**

**MLS # A2165949**



**\$399,888**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1989 (35 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, Back Yard, Cul-De-Sac		

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

**Inclusions:** none

First time Home Buyers, Investors Special! A fixer-upper in the sought after and amenity rich community of Martindale. A two story, three bedroom detached home on a large lot in Cul-De-Sac with a back lane! Upon entry to the house through a private green front yard you are immediately greeted with an open foyer and living space featuring large windows allowing an ample amount of sunlight. The main floor offers a huge living room, a kitchen, a dining room with an access door to the deck, and a huge west-facing backyard for you to enjoy during summer days. The big west-facing windows allow lots of natural light in this beautiful home. The 3 spacious bedrooms including the huge Primary bedroom are on the upper level along with a 4pc bathroom. The partially finished basement offers a huge Recroom and a 3-pc bathroom. This property is close to Gurudawara and is within walking distance to LRT Station and Genesis community center with year-round activities for the whole family plus close to every amenity, and shop. The property is vacant and ready for possession. Please call to schedule your private showing.