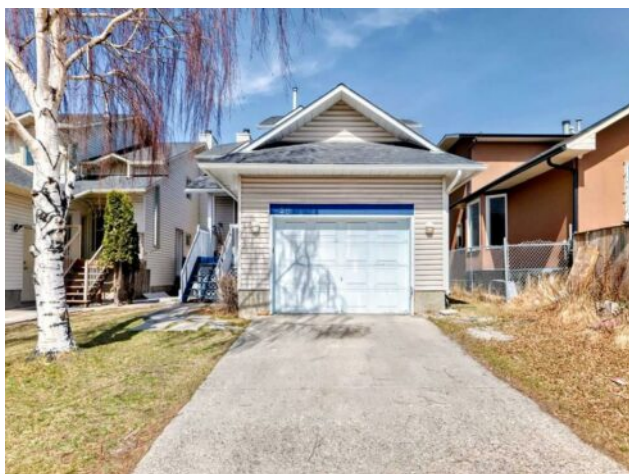


**58 Martingrove Way NE**  
**Calgary, Alberta**

**MLS # A2211440**



**\$579,700**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Full, Suite

**Exterior:** Asphalt, Concrete

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** NONE

LOCATION !!!! LOCATION!!!! NICE 2 STOREY 5 BEDROOMS, 4 BATH WITH SEPERATE WALK UP ENTRANCE TO THE BASEMENT MAIN LEVEL HAS LIVING ROOM KITCHEN WITH DINING AREA , FAMILY ROOM, 2 PC BATH AND 2 EXIT DOORS .ONE FROM LIVING ROOM TO BACK YARD AND THE OTHER EXIT DOOR FROM FAMILY ROOM TO ATTACH GARAGE . UPPER LEVER MASTER BEDROOM WITH FULL BATH INSUITE . 2 OTHER GOOD SIZE BEDROOM AND FULL BATH . DRIVEWAY WITH SINGLE ATTACH GARAGE . CLOSE TO ALL AMENITES . COME AND SEE IT