

51 Martinridge Grove NE  
Calgary, Alberta

MLS # A2237603



**\$479,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<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 Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

\*\*\*3 BEDROOM/2.5 BATHROOMS just under 1300 SQ.FT above grade\*\*\* BASEMENT SUITE(illegal) WITH A SEPARATE ENTRANCE\*\*\*2 CAR DETACHED GARAGE\*\*\*Very beautiful MATURE TREES ON QUIET STREET\*\*\*Playground for kids just a few doors down/Elementary school is short walking distance/Very close proximity to Superstore and LRT. With a little bit of TLC this property will absolutely shine. THIS IS THE BEST DEAL IN ALL OF THE NORTHEAST! Come view it now before it's too late! Great opportunity to make money NOW!