

82 Martinridge Crescent NE  
Calgary, Alberta

MLS # A2274009



**\$499,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Paved, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	N/A		

Fantastic Single Family Home offered at a Fantastic Price! Brought to you for the first time on the market by the original owner. As you enter this lovely home, you're greeted with a huge sunny south facing living room, leading to the large kitchen with a side pantry, the dining room and a 2 piece guest bathroom to complete this floor. Upstairs you will find the spacious primary bedroom with a 3 piece en-suite, 2 additional good sized bedrooms, and a full 4 piece bathroom. The unfinished basement waits for your creative ideas for development. Outside boasts a humungous rear deck with an impressive over sized Double detached Garage and a paved back alley. Close to all sorts of amenities such as schools, playgrounds, parks, shopping, restaurants, grocery stores, transportation, LRT, and much more. Be sure to click on the 3D Icon to do a virtual walk-through and view the floor plans of this amazing Home!