



## 43 Martindale Boulevard Calgary Alberta

\$575,000

Welcome to this beautiful, well kept, renovated, two storey house in the heart of NE Calgary located in the most desirable community of Martindale. Walking distance to Gurdwara sahib. 2 Storey | 4 Bedrooms | 1 Bedroom Basement Suite(illegal) | 2.5 Washrooms | Separate Entry | Separate Laundry | Alley Access. Well maintained home with 3 bedrooms upstairs and a 1 bedroom suite (illegal) with a separate entrance. Basement is almost brand new. Features include: Almost brand new basement, new hot water tank, new furnace. House is close to Genesis Leisure Centre, Superstore, schools, East Indian Grocery stores and many other Amenities. This house would be ideal for a first time buyer, investor or growing family. Don't miss out this beautiful house, come check it out. (id:6769)

Primary Bedroom 18.92 Ft x 11.08 Ft

Bedroom 10.25 Ft x 10.17 Ft

Bedroom 9.75 Ft x 8.33 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 11.67 Ft x 8.58 Ft

3pc Bathroom 6.83 Ft x 4.83 Ft

Furnace 7.00 Ft x 5.25 Ft

Living room 12.92 Ft x 12.58 Ft

Kitchen 6.17 Ft x 5.17 Ft

Dining room 10.00 Ft x 8.92 Ft

Living room 12.75 Ft x 10.92 Ft

Kitchen 9.00 Ft x 9.00 Ft

2pc Bathroom 4.00 Ft x 2.92 Ft

Listing Presented By:



Originally Listed by:

TREC The Real Estate Company



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca