



## 75 Martinwood Way Calgary Alberta

\$519,900

A newly renovated north facing bi-level detached house, located on a quiet street in the established community of Martindale. The spacious front entrance leads up to the basement and main level featuring new laminate flooring, newly upgraded kitchen, newly painted having a large window in the living room bringing in loads of natural light. The well appointed kitchen has lots of cupboard space and looks over the dining area. Down the hall you will find 2 large bedrooms and a 4pc bathroom. The lower level features a potential rentable suite (illegal), having a well lighted 3rd bedroom, a bachelor's kitchen, den, 4pc bathroom and large, bright rec room. The south facing backyard has a private deck and fire pit area. Walking distance to schools, Genesis center, Banks, walk in clinics, Physio, restaurants, shops and public transit and Sikh temple. It's great investment opportunity! For a first time home buyers dream, living for free by living up n renting basement. Don't miss this opportunity and call for your viewing today . (id:6769)

Office 11.25 Ft x 8.17 Ft

Furnace 6.17 Ft x 7.92 Ft

Laundry room 7.67 Ft x 8.00 Ft

4pc Bathroom 7.00 Ft x 4.92 Ft

Living room/Dining room 14.67 Ft x 9.33 Ft

Kitchen 12.33 Ft x 8.08 Ft

Bedroom 9.42 Ft x 8.75 Ft

Other 6.92 Ft x 4.25 Ft

Laundry room 3.00 Ft x 3.50 Ft

Living room 12.00 Ft x 14.00 Ft

Dining room 12.92 Ft x 9.42 Ft

Kitchen 8.92 Ft x 9.58 Ft

4pc Bathroom 5.00 Ft x 7.50 Ft

Bedroom 8.50 Ft x 10.17 Ft

Primary Bedroom 13.08 Ft x 10.17 Ft

Listing Presented By:



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**Mirror**

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