



# 136 Martindale Boulevard Calgary Alberta

\$499,900

Welcome to this beautiful starter home in the community of Martindale. Main floor features a bright living area with a bay window to allow a plenty of natural light in. On the main floor, you will also find an enclosed kitchen and dinning area. Upper floor features a large primary bedroom, plus two additional bedrooms, and 1 full 4pc bathroom. The basement is partially developed with newer hot water tank , high efficiency furnace ,washer/dryer and sump pump . Outside, the property features a private backyard to enjoy your barbecues in the summers and makes an ideal spot for outdoor activities. A heated detached double-car garage, provides secure parking and ample storage . A bus stop right at the front door makes an easy access to LRT station. The property is located across the street from Gurdwara Sahib ( Dashmesh Culture Centre) and La Mosaique school. Hurry up and schedule your showing today. (id:6769)

Laundry room 12.00 Ft x 18.00 Ft

Other 7.33 Ft x 7.17 Ft

Dining room 11.67 Ft x 9.00 Ft

Living room 11.50 Ft x 14.25 Ft

Kitchen 7.33 Ft x 8.92 Ft

Bedroom 9.25 Ft x 11.17 Ft

Bedroom 9.33 Ft x 9.67 Ft

4pc Bathroom 4.92 Ft x 7.50 Ft

Primary Bedroom 19.00 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:  
PREP Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca