



## 449 Martindale Drive Calgary Alberta

\$499,900

Great opportunity to own a Home under \$500,000 across from Park, Schools and many other Amenities a stones throw away. This 4 Level Split has 3 Bedrooms Upstairs with a Cheater Ensuite from the Primary Bedroom. Open Concept Main Floor has a Huge Living Room, Dining Room and Kitchen. If you are looking to develop an extra bedroom and bathroom they are already roughed in for you in the basement. The Third Level walkouts to the Back Yard with Massive Deck. You can use this as a Separate Entrance if you want to develop a separate Secondary Suite for Rental income. The Lot spans wide enough to encompass a Double Detached Garage and space for a Trailer or Parking Pad for an additional vehicle. So many opportunities await your creative juices so don't hesitate to contact your Favorite Realtor to book a viewing today. (id:6769)

4pc Bathroom 7.83 Ft x 4.83 Ft

Bedroom 9.17 Ft x 7.67 Ft

Bedroom 9.25 Ft x 8.83 Ft

Primary Bedroom 11.42 Ft x 10.83 Ft

Furnace 7.42 Ft x 12.67 Ft

Family room 20.92 Ft x 18.83 Ft

Dining room 12.58 Ft x 10.00 Ft

Foyer 7.50 Ft x 5.33 Ft

Kitchen 8.33 Ft x 10.67 Ft

Living room 15.17 Ft x 14.33 Ft

Listing Presented By:



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RE/MAX First

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