



## 52 Martindale Close Calgary Alberta

\$589,900

Welcome to this beautiful ,well kept ,very clean property in the heart of the NE Calgary located in the most desirable community of Martindale. This house has been maintained and renovated within the recent years offers Plenty of oakwood and lots of upgrades. New doors and windows, siding roof and kitchen cabinets with upgraded kitchen appliances ,quarts countertops . The main floor feels very open with tons of sunlight from huge windows throughout the day ,laminate in the living room and beautiful modern light paint , beautiful kitchen , dinning area and 2 piece bathroom . The upper level has a master bedroom, Newly renovated 3-pc bathroom and 2 more good sized bedrooms with great view. The basement has separate side entrance leading to a living room and another bedroom, 4-pc bathroom with window and laundry/utility room. THE BASEMENT HAS A BARBERSHOP/SLONE SET UP IF YOU ARE LOOKING TO START YOUR OWN BUSINESS FROM HOME THIS CAN BE THE PROPERTY FOR YOU. The double detached car garage is insulated with 220 v wiring. located minutes to Gurudwara Sahib, shopping and public transportation , schools , parks . BEAUTIFUL EXTERIORS MAKES THIS HOUSE STANDS OUT ON THE WHOLE STREET . THIS HOUSE IS PERFECT FOR A FIRST TIME HOME BUYER , GROWING FAMILY WITH SENIORS OR INVESTERS AS THE LOCATION IS IN SO MUCH DEMAND FOR RENTERS . COME CHECK OUT THIS BEAUTIFUL HOUSE (id:6769)

3pc Bathroom 8.25 Ft x 5.00 Ft  
Primary Bedroom 15.17 Ft x 12.83 Ft  
Bedroom 10.58 Ft x 8.17 Ft  
Bedroom 9.00 Ft x 8.92 Ft  
4pc Bathroom 11.17 Ft x 4.67 Ft  
Living room 16.08 Ft x 8.42 Ft

Bedroom 10.25 Ft x 10.17 Ft  
Laundry room 15.33 Ft x 7.58 Ft  
Living room 13.50 Ft x 14.25 Ft  
Dining room 11.33 Ft x 9.25 Ft  
Kitchen 12.83 Ft x 12.00 Ft  
2pc Bathroom 5.08 Ft x 4.83 Ft

Listing Presented By:



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