

46 Martinridge Crescent Calgary Alberta

Own this rental property or turn it in to primary residence!! Who wouldn't be enticed by the allure of this Two Story residence nestled in the amenity-rich community of Martindale NE? T This home boasts a prime location surrounded by schools, grocery stores, transit options, and parks. The main level GOT 3 bedrooms and, one full bathroom, primary Bedroom complete with its own bathroom. . The basement is partially finished . Whether you're seeking a comfortable abode for your family or exploring investment opportunities, this residence offers the perfect blend of functionality and charm. This will make a wonderful home for you and your young family to grow and raise your kids . Selling AS IS CONDITION. (id:6769)

Other 8.08 Ft x 13.75 Ft Laundry room 8.00 Ft x 8.75 Ft Other 3.83 Ft x 6.08 Ft **Living room** 15.83 Ft x 12.92 Ft 2pc Bathroom 5.00 Ft x 4.92 Ft Dining room 11.42 Ft x 8.92 Ft

Kitchen 8.25 Ft x 8.33 Ft Bedroom 9.42 Ft x 8.33 Ft Bedroom 9.33 Ft x 8.33 Ft 4pc Bathroom 7.83 Ft x 4.92 Ft Primary Bedroom 13.83 Ft x 12.92 Ft 2pc Bathroom $7.00 \text{ Ft} \times 3.58 \text{ Ft}$

Listing Presented By:



Originally Listed by: CIR Realty

http://www.homes2u.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141 darylcarlson@shaw.ca