

**83 Martha's Close NE**  
**Calgary, Alberta**

**MLS # A2218494**



**\$629,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

<b>Inclusions:</b>	None
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Excellent opportunity for first time home buyers and Investors to own a Double front garage Single family home in the heart of NE Calgary! Welcome to this well maintained 3 Bed 2.5 bath home in Martindale neighborhood offering you the main floor with a nice living room with cozy fireplace, two-piece washroom, exquisite kitchen and Laundry. The stunning kitchen is situated centrally to a designated dining room as well as seamlessly flows nicely into the living room which leads to spacious deck and fenced level backyard. Upstairs, this property offers 3 bedrooms, spacious master bedroom with a Walk-in closet & an ensuite and 2 other good-sized bedrooms and a common 3 pc bathroom. The Basement is fully finished with a nice family room and a wet Bar. The house is located close to the playground, school and bus stand. Book your private showing today!