

$ 359,900.00

# 37 MARTINGROVE WAY NE CALGARY

https://paulbrinton.com

- 5 beds
- 3 baths
- Detached
- Residential
- Active

CASH COW! Perfect investment or live-up rent down property in a perfect location, very convenient to all amenities. Close to schools and parks. Easy access to the highway for commuting. Large treed west facing backyard with large deck and lots of sunshine for family entertainment. Spacious and bright main floor...

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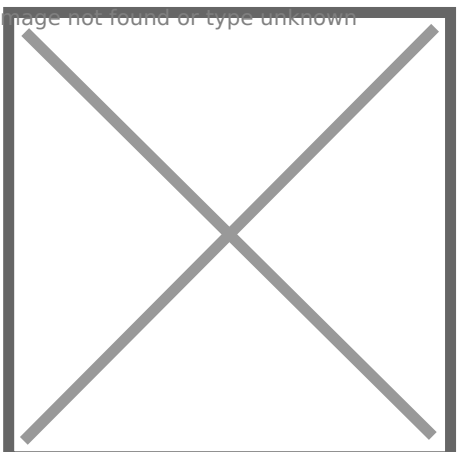

## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1152102

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 19:04:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 10/05/21

**Lot size:** 3218 sq ft

**Year built:** 1985

**Parking:** Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Carpet,Laminate

**Community Features:** Schools Nearby,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Back Yard

**Heating Type:** Forced Air

**Fireplace:** 1

**Fireplace Features:** Wood Burning

**Exterior Features:** Private Yard

**District:** CAL Zone NE

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry, Suite

**Laundry features:** Common Area, In Basement

**Levels:** Two

**Zoning:** R-C2



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Suite:** Suite - Illegal

**Frontage Metres:** 9.8M 32`2"

**Living Area SF:** 1430.00

**Structure Type:** House

**Restrictions:** None Known

**List Price Square Foot:** $ 251.68

**Photo Count:** 39

**Construction Materials:** Vinyl Siding,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Refrigerator,Washer

**Subdivision Name:** Martindale

**Lot Size Acres:** 0.07