



\$ 385,000.00

## 80 MARTINBROOK ROAD NE CALGARY

<https://paulbrinton.com>

Welcome to this fully renovated 2 Storey house with 1438 sqft of living area ILLEGAL SUITE, 4 full bedrooms and 3.5 bathrooms, in one of most desirable and amenity rich community of Martindale. This house comes up with 4 Full bedrooms and 3.5 bathrooms. At the main floor there is...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1162744

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 22:56:27

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Two Piece Bath:** 1

**Lot size:** 2756 sq ft

**Year built:** 1989

**Parking:** Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Granite Counters,No  
Animal Home,No Smoking Home,Recessed  
Lighting,Separate Entrance,Vinyl Windows

**Roof Type:** Asphalt Shingle

**Flooring:** Ceramic Tile,Laminate

**Exterior Features:** Private Entrance,Private  
Yard

**District:** CAL Zone NE

**Inclusions:** Dishwasher, Washer, Dryer,  
Refrigerator (2), Electric stove (2),  
Rangehood, Microwave Hood fan

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

**Heating Type:** Central,Natural Gas

## PROPERTY INFORMATION



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

**Laundry features:** Lower Level, Upper Level **Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 363.55

**Photo Count:** 48

**Rooms Above Grade:** 6

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

**Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 8.55M 28`1"

**Appliances:** Dishwasher, Dryer, Electric  
Range, Range Hood, Refrigerator, Washer

**Living Area SF:** 1059.00

**Subdivision Name:** Martindale

**Structure Type:** House

**Lot Size Acres:** 0.06

**Restrictions:** None Known

