

319 Martinbrook Place NE  
Calgary, Alberta

MLS # A2167221



## \$499,999

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, See Remarks, Suite

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-C2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Quartz Counters

**Inclusions:** N/A

Welcome to 319 Martinbrook Place NE, a delightful 3-bedroom, 2-bathroom home nestled in a serene neighborhood. This charming property offers a perfect blend of comfort and style, ideal for families and individuals alike. It has a basement illegal suite Key Features: Spacious Living Area: The inviting living room features ample natural light, creating a warm and welcoming atmosphere for relaxation and entertainment. Modern Kitchen: The well-appointed renovated kitchen boasts stainless steel appliances, plenty of cabinet space, and a cozy breakfast nook for casual dining. Outdoor Space: Enjoy outdoor living in the beautifully landscaped backyard, perfect for barbecues, gardening, or simply unwinding in the fresh air. Convenient Location: Situated in a quiet neighborhood, this home is close to schools, parks, shopping centers, and public transportation, making daily errands and commutes a breeze. Plus, it is walking distance to the Sikh Temple. Deattached Garage: The attached signle car garage provides secure parking and additional storage space. Don't miss the opportunity to make 319 Martinbrook Place NE your new home. Schedule a showing today and experience all the comfort and convenience this lovely property has to offer.