

**80 Martinglen Way NE**  
**Calgary, Alberta**

**MLS # A2301073**



**\$510,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** none

Welcome to this well-maintained half duplex in the desirable community of Martindale! This semi-detached home features a single front-attached garage and offers a functional layout perfect for families and investors alike. The main floor boasts a bright living room, spacious dining area, a well-appointed kitchen, convenient half bathroom, and in-suite laundry. Upstairs, you'll find 3 generously sized bedrooms and a full bathroom, providing comfortable living space for the whole family. The property also includes a legal basement suite with a separate entrance, offering excellent mortgage helper potential. The suite features 1 bedroom, an ensuite bathroom, and its own private laundry for added convenience. Enjoy added privacy with no neighbors at the back. Ideally located close to schools, shopping, gas stations, public transit including the LRT, and a nearby gurdwara, this home offers both comfort and convenience in a prime location. A fantastic opportunity you don't want to miss!