

**32 Martindale Close NE
Calgary, Alberta**

MLS # A2161160



\$449,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	845 sq.ft.	Age:	1983 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	See Remarks	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

This is a civil enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. The listing agent has not had been given access to the property and as a result all interior information has been obtained from previous listings and city records. Showings of this property are not possible. The home is located 2 doors from a community playground and is located in a family community surrounded by single family homes. The property does requires some TLC and is perfect for the home handy man wanting to build equity or a renovator.