



THE
A-TEAM

**RE/MAX
FIRST**

65 MARTINVIEW Crescent, Calgary T3J2S5

MLS® #: **A2095039**

Area: **Martindale**

Listing Date: **11/24/23**

List Price: **\$620,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **5,371 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,543**
Low Sqft:
Ttl Sqft: **1,543**

DOM

177

Layout

Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction:
Vinyl Siding
Flooring:
See Remarks
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	14`1" x 8`7"	Den	Main	10`7" x 8`7"
2pc Bathroom	Main	4`11" x 4`4"	4pc Bathroom	Upper	7`5" x 5`0"
Bedroom	Upper	8`6" x 14`7"	Bedroom - Primary	Upper	13`8" x 14`1"
3pc Bathroom	Basement	10`6" x 4`5"	Bedroom	Basement	9`9" x 11`5"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-C1N
Legal Desc:	9911638

Remarks

Pub Rmks:	Discover your future residence! This magnificent Detached Home in Martindale community is worth seeing. Two storey home offers 1500 sq.ft of open living space . Main level has one bedroom, kitchen , living room, laundry and half bathroom. Upstairs has 3 bedrooms and 2 full bathrooms. Basement is fully finished with one bedroom and has its own laundry room. Separate entrance. New windows, doors , new roofs , floorings, new deck to relax and enjoy the beautiful sunshine. 2 car front garage with new door. All hardwood except washrooms and kitchen. Close to all amenities. Must see to believe it.
Inclusions:	call seller directly
Property Listed By:	Honestdoor Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







