



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 MARTINDALE Boulevard, Calgary T3J 5C3**

MLS® #: **A2114935**

Area: **Martindale**

Listing Date: **03/14/24**

List Price: **\$500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1989**

Lot Information

Lot Sz Ar: **2,841 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,070**  
Low Sqft:  
Ttl Sqft: **1,070**

DOM

**66**

Layout

Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Granite Counters,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 15`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`6" x 11`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 7`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 9`11"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**8910779**

**R-C2**

Remarks

Pub Rmks:

**Incredible Location | Perfect for First Time Home Buyers or Investors! | 3-Bedrooms | 1-Bathroom | Renovated | Stainless Steel Appliances | Natural Lighting | Alley Access. Welcome to beautifully renovated 2-storey family home with 1070 SqFt throughout the main and upper levels with an additional 445 SqFt in the basement ready to grow with your family. The main level has a bright and welcoming floor plan. The front door opens to a foyer and the living room. The kitchen and dining at the rear of the home are open to one another. The kitchen is outfitted with stainless steel appliances, granite countertops and trendy backsplash. The dining room has a door that leads to the backyard making indoor/outdoor living easy in the summer months! Head upstairs to find 3 bedrooms and a 4pc bathroom. The bedrooms are all a great size and have closet space. The 4pc bathroom has a deep tub with a tiled backsplash and single vanity with storage below. Downstairs, the unfinished basement is a blank canvas for your family's needs! The basement level holds this home's laundry area. Outside is a great backyard with alley access and a rear parking pad. This home is located steps from Dashmesh Culture Centre and many more amenities. Hurry and book a showing at this incredible home today!**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Crown**

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









