



THE
A-TEAM

**RE/MAX
FIRST**

61 MARTINDALE Boulevard, Calgary T3J 2W5

MLS® #: **A2120961**

Area: **Martindale**

Listing Date: **04/08/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 29-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,830 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,053**
Low Sqft:
Ttl Sqft: **1,053**

DOM

41

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped**
Park Feat: **220 Volt Wiring,Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 11`4"	Kitchen	Main	10`0" x 8`11"
Dining Room	Main	8`11" x 8`9"	Foyer	Main	7`3" x 4`8"
Bedroom - Primary	Upper	15`4" x 11`1"	Bedroom	Upper	10`2" x 8`1"
Bedroom	Upper	9`9" x 8`4"	4pc Bathroom	Upper	7`5" x 4`11"
3pc Bathroom	Basement	8`9" x 5`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8910779

Zoning:
R-C2

Remarks

Pub Rmks:

Great investment opportunity with tenant in a lease until November 1, 2024. The current rent is \$2400/month plus utilities. This 3-bedroom, 2-bathroom (lower bathroom needs work) home with a double detached garage and has been recently updated with new flooring. (Durable vinyl plank with carpet in the bedrooms) There are three bedrooms up with an updated full bathroom. The main floor has a living room at the front with a kitchen and eating area at the back of the home. The 2-car detached garage is insulated and has 220v electrical. This property is a great investment opportunity in a desirable location.

Inclusions:
Property Listed By:

None
RE/MAX Realty Professionals

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





