



THE
A-TEAM

**RE/MAX
FIRST**

97 MARTINVALLEY Crescent, Calgary T3J 4L7

MLS®#: **A2124027**

Area: **Martindale**

Listing Date: **04/19/24**

List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,369 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,423**

Low Sqft:

Ttl Sqft: **1,423**

DOM

30

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane, No Neighbours Behind, Landscaped, Rectangular Lot
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Int Feat:

No Animal Home, No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`7" x 5`5"
Dining Room	Main	9`9" x 9`11"
Bedroom	Upper	7`10" x 9`2"
Walk-In Closet	Upper	4`5" x 8`0"
Laundry	Third	6`5" x 3`5"
3pc Bathroom	Basement	7`1" x 4`9"
Bedroom	Basement	10`8" x 11`8"

Room	Level	Dimensions
Living Room	Main	12`5" x 13`0"
Kitchen	Main	11`7" x 9`11"
Bedroom	Upper	9`1" x 9`2"
4pc Bathroom	Upper	4`11" x 8`0"
Family Room	Lower	20`11" x 14`4"
Laundry	Basement	7`4" x 11`11"
Bedroom - Primary	Upper	11`5" x 11`0"

Other Storage	Lower Basement	21`0" x 22`3" 4`7" x 7`1"	Kitchen Walk-In Closet Legal/Tax/Financial	Lower Basement	7`9" x 8`10" 8`0" x 7`1"			
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Title: Fee Simple	Zoning: R-C1N							
Legal Desc:	0012486							
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Remarks								
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Pub Rmks:	Welcome to 97 MARTINVALLEY CRESENT. This stunning 4 level split is situated on a quiet street, and conveniently located in the beautiful community of Martindale.! as you walk in Vaulted ceilings welcome you . The main living room is huge and bright and has plenty of space for family entertainment. The upper level offers a primary bedroom with ample room for a queen-sized bed, a walk-in closet and a four-piece bathroom. Both additional bedrooms are good-sized. The lower level treats you to a large family room,Kitchen,Bedroom,Launndry,3Pc bathroom and walkout separate entrance. Close to bus stops, LRT station and located near groceries, schools, and Genesis Centre, Contact your Realtor for a showing as this home won't last long.							
Inclusions:	N/A							
Property Listed By:	Century 21 Bravo Realty							

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











