



THE
A-TEAM

**RE/MAX
FIRST**

57 MARTINVIEW Crescent, Calgary T3J 2S5

MLS®#: **A2124236**

Area: **Martindale**

Listing Date: **04/18/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**

Lot Information

Lot Sz Ar: **5,026 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **991**
Low Sqft:
Ttl Sqft: **991**

DOM

31

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**
Park Feat: **Off Street,Unassigned**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Playground**

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

Kitchen Appl: **Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	8`10" x 8`10"
Bedroom	Main	8`10" x 11`6"
Dining Room	Main	10`10" x 11`6"
Kitchen	Main	10`10" x 10`10"
Bedroom - Primary	Main	10`2" x 11`6"
4pc Bathroom	Lower	

Room	Level	Dimensions
Bedroom	Lower	9`6" x 9`2"
Bedroom	Lower	9`10" x 10`6"
Family Room	Lower	10`6" x 16`9"
Living Room	Main	11`2" x 11`10"
4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9010986

Zoning:
R-C2

Remarks

Pub Rmks:

RENOVATED BI-LEVEL IN MARTINDALE LOCATED ON A HUGE LOT. RECENT RENOVATIONS INCLUDE NEW PAINT,NEW BATHROOM TILES AND VANITIES,NEW GRANITE KITCHEN COUNTER TOP AND NEW APPLIANCES.HOUSE COMES WITH 3+2 BEDROOMS 2 FULL BATHS. FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND COMMON LAUNDRY. WALKING DISTANCE TO ALL THE AMENITIES LIKE SUPERSTORE,SCHOOLS,BUS ROUTE, SHOPPING AND SIKH TEMPLE. VERY EASY TO SHOW. SHOWS EXCELLENT. VACANT FOR QUICK POSSESSION. YOU CANNOT AFFORD TO MISS THIS ONE.

Inclusions:
Property Listed By:

NONE
Royal LePage METRO

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







