



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 MARTINWOOD WAY NE , Calgary T3J 3G8**

MLS®#: **A2125396**

Area: **Martindale**

Listing Date: **04/25/24**

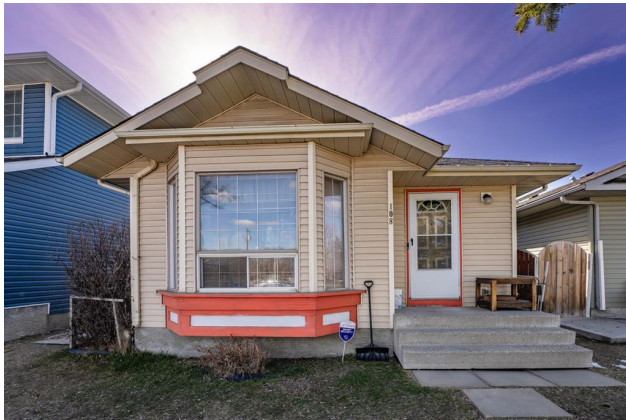
List Price: **\$499,990**

Status: **Active**

County: **Calgary**

Change: **-\$9, 27-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1992**

Lot Information

Lot Sz Ar: **978 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **978**  
Low Sqft:  
Ttl Sqft: **978**

DOM

**24**

Layout

Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Carpet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>6`8" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 11`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`4" x 16`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 12`9"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`10" x 4`7"</b>
<b>Bonus Room</b>	<b>Basement</b>	<b>9`11" x 8`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 8`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`4" x 9`5"</b>	<b>Storage</b>	<b>Basement</b>	<b>5`11" x 7`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`10" x 22`2"</b>	<b>Storage</b>	<b>Basement</b>	<b>11`9" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`8" x 5`2"</b>			

Title:  
**Fee Simple**

Zoning:  
**R-1**

Legal Desc: **9011520**

Remarks

Pub Rmks: **Welcome to an investor's dream in Martindale! This charming four-level split home offers versatility and potential galore for savvy investors. The main level boasts a bright and spacious living room, coupled with an adjacent kitchen, setting the stage for lucrative rental opportunities or creative investment strategies. Upstairs, find two generously-sized bedrooms and a full bathroom - perfect for attracting long-term tenants seeking comfort and tranquility. The lower level features a family room, an additional bathroom, and a laundry room, presenting additional income streams or value-add potential. Meanwhile, the basement level offers endless possibilities for customization or valuable storage solutions. With a double garage at the rear, offering convenience and storage options, and situated in a community with parks, schools, and shopping nearby. This house in Martindale is an investor's paradise. Don't miss out - seize the opportunity to make this property a cornerstone of your investment portfolio today!**

Inclusions:  
Property Listed By: **none  
eXp Realty**

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



