



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 MARTIN CROSSING Green, Calgary T3J 3P1**

MLS® #: **A2126308**

Area: **Martindale**

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

List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**

Lot Information

Lot Sz Ar: **3,875 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **874**  
Low Sqft:  
Ttl Sqft: **874**

DOM

**24**

Layout

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

Parking

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

Access:

Lot Feat: **Back Lane, Back Yard, Corner Lot, Street Lighting, Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central, Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Concrete, Stone**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer**  
Int Feat: **Kitchen Island, Laminate Counters, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 13`3"
Kitchen	Main	8`1" x 10`0"
Bedroom	Main	8`7" x 14`4"
Bedroom	Basement	11`7" x 8`11"
Family Room	Basement	11`10" x 8`3"
Kitchen	Basement	8`10" x 6`2"
Furnace/Utility Room	Basement	5`6" x 19`0"

Room	Level	Dimensions
Dining Room	Main	10`11" x 10`6"
Bedroom - Primary	Main	9`11" x 14`5"
4pc Bathroom	Main	7`5" x 4`11"
Bedroom	Basement	9`9" x 10`3"
Dining Room	Basement	11`9" x 4`3"
4pc Bathroom	Basement	5`2" x 8`3"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1N**

**9612353**

Remarks

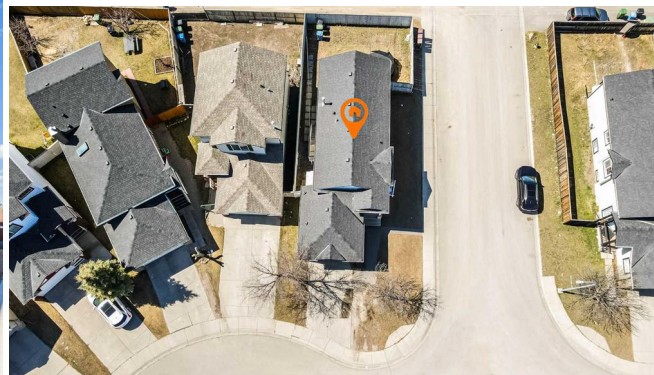
Pub Rmks:

**Welcome to this charming Bi-level residence boasts a prime corner lot location with a DOUBLE FRONT CAR GARAGE in the highly sought-after community of Martindale! Enjoy the convenience of an East-facing entrance, welcoming you with morning sunshine, while the west-facing backyard offers ample space for outdoor relaxation and entertainment. The upper floor features two bedrooms, a spacious living area, a dining space, and a well-appointed 4Pcs full bathroom. Additionally, the Illegal Suite in the lower level presents a versatile living arrangement with two bedrooms, a full bathroom, and a separate living area. Situated opposite a playground and close to schools, shopping, parks, the train station, and grocery stores, this home offers both comfort and convenience for your family's needs. Don't miss out on this fantastic opportunity to call Martindale home!**

Inclusions:  
Property Listed By:

**Dishwasher, Washer, Dryer, Electric Range(2), Range Hood(2), Refrigerator  
PREP Realty**

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



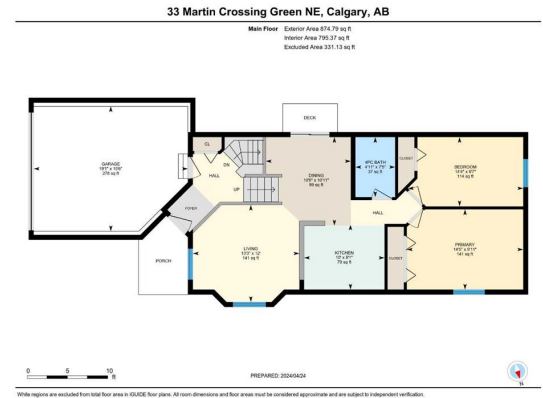












**33 Martin Crossing Green NE, Calgary, AB**

Basement (Below Grade) Exterior Area 652.10 sq ft  
Interior Area 620.14 sq ft

