



THE
A-TEAM

**RE/MAX
FIRST**

401 MARTINDALE Boulevard, Calgary T3J 3L3

MLS®#: **A2131850**

Area: **Martindale**

Listing Date: **05/13/24**

List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,041

Year Built:

1991

Low Sqft:

Ttl Sqft:

1,041

Lot Information

Lot Sz Ar:

2,658 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Off Street

DOM

126

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Refrigerator,Washer

Int Feat:

Quartz Counters

Utilities:

Room Information

Room

Bedroom - Primary

Level

Main

Dimensions

10`0" x 12`6"

Room

Bedroom

Level

Main

Dimensions

8`10" x 12`7"

Bedroom

Main

8`10" x 9`10"

4pc Bathroom

Main

0`0" x 0`0"

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R-C2

Legal Desc: **9111824**

Remarks

Pub Rmks: ****PRICE REDUCED!**WATCH VIDEO** FULLY RENOVATED half duplex bi-level in a well-located place within desirable Martindale! 3 beds, 2 full baths. Brand new white kitchen cabinets w/ quartz countertops, tasteful backsplash, new refrigerator & dishwasher, new luxury vinyl plank (LVP) flooring and carpet throughout, fresh paint, renovated bathroom & more! There's a deck off of the master bedroom. Partially finished basement w/ a full bath, and the rest awaits your creative ideas. LOCATION is prime: steps away from Martin Crossing Park School & Martindale LRT/Train station, bus stop, 7-11 convenience store & gas station, & walking distance to Superstore, Tim Horton's, Sikh Gurudwara Sahib, Church, & much more! Great for first-time home buyers or investors. Come check this one out today!**

Inclusions: **None**

Property Listed By: **Royal LePage METRO**

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