



THE
A-TEAM

**RE/MAX
FIRST**

43 MARTINDALE Boulevard, Calgary T3J 2W5

MLS®#: **A2151869**

Area: **Martindale**

Listing Date: **07/24/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **2,873 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,045**

Low Sqft:

Ttl Sqft: **1,045**

DOM

54

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`0" x 8`11"
Kitchen	Main	9`0" x 9`0"
Bedroom	Second	10`3" x 10`2"
Bedroom	Basement	11`8" x 8`7"
4pc Bathroom	Second	7`6" x 4`11"
Living Room	Basement	12`11" x 12`7"
2pc Bathroom	Main	4`0" x 2`11"

Room	Level	Dimensions
Living Room	Main	12`9" x 10`11"
Bedroom - Primary	Second	18`11" x 11`1"
Bedroom	Second	9`9" x 8`4"
3pc Bathroom	Basement	6`10" x 4`10"
Furnace/Utility Room	Basement	7`0" x 5`3"
Kitchen	Basement	6`2" x 5`2"

