



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

**119**

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"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-C2  
Legal Desc: **8910779**

Remarks

Pub Rmks: **Welcome to this beautiful, well kept, renovated, two storey house in the heart of NE Calgary located in the most desirable community of Martindale. Walking distance to Gurdwara sahib. 2 Storey | 4 Bedrooms | 1 Bedroom Basement Suite(illegal) | 2.5 Washrooms | Separate Entry | Separate Laundry | Alley Access. Well maintained home with 3 bedrooms upstairs and a 1 bedroom suite (illegal) with a separate entrance. Basement is almost brand new. Features include: Almost brand new basement, new hot water tank, new furnace. House is close to Genesis Leisure Centre, Superstore, schools, East Indian Grocery stores and many other Amenities. This house would be ideal for a first time buyer, investor or growing family. Don't miss out this beautiful house, come check it out.**

Inclusions:  
Property Listed By: **NONE**  
**TREC The Real Estate Company**

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







