

72 MARTINDALE Crescent, Calgary T3J 2W3

Listing A2154575 Martindale 07/31/24 List Price: \$638,800 MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary

1986 Year Built: Lot Information

Ttl Sqft: Lot Sz Ar: 2,820 sqft Lot Shape:

Access: Lot Feat: Back Lane, Back Yard, Rectangular Lot Park Feat: Alley Access, Double Garage Detached DOM

112 **Layout**

5 (5) Beds: 2.5 (2 1) Baths: 4 Level Split Style:

<u>Parking</u>

Ttl Park: 4 Garage Sz: 2

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame** Flooring:

Sewer:

Private Yard Carpet, Ceramic Tile, Laminate Ext Feat:

Water Source: Fnd/Bsmt: **Poured Concrete**

Finished Floor Area

970

970

Abv Saft:

Low Sqft:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Distiller, Window Coverings

Int Feat: No Animal Home, No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`11" x 11`3"	Dinette	Main	9`5" x 8`9"
Kitchen	Main	10`8" x 9`5"	3pc Bathroom	Second	7`3" x 4`11"
Bedroom	Second	10`5" x 7`10"	Bedroom - Primary	Second	15`1" x 10`2"
2pc Ensuite bath	Second	7`3" x 2`11"	Bedroom	Second	10`9" x 8`6"
Bedroom	Third	12`7" x 7`8"	Bedroom	Third	12`6" x 9`8"
4pc Bathroom	Third	6`9" x 6`6"	Game Room	Third	10`5" x 10`8"
Play Room	Level 4	12`10" x 12`1"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple
Legal Desc: 8210414

Pub Rmks: This Beautiful landscaped 4-level split house with a double detached garage, partially renovated, comes with 5 bedrooms, 2 full and one-half bathrooms, fully developed 3rd and 4th level, located close to Transit service, schools, park and playground. The main level has a Living room with a bay window, a Dining area, and a Renovated kitchen with a Granite counter and a new vinyl floor, 2nd Level has a fully renovated 3 pcs bathroom with a modern standing shower, 2 pcs Ensuite master Bedroom has door leads towards the deck on the backyard and 2 more good size bedrooms. The 3rd level is developed with 2 bedrooms and one 4 pcs bathroom, the 4th Level has Rec room to entertainment, and the laundry room. a Good opportunity for first-time home buyers, to be the first one to view this

Inclusions: None

Property Listed By: RE/MAX Real Estate (Central)

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