



THE
A-TEAM

**RE/MAX
FIRST**

72 MARTINDALE Crescent, Calgary T3J 2W3

MLS®#: **A2154575**

Area: **Martindale**

Listing Date: **07/31/24**

List Price: **\$638,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Finished Floor Area

Abv Sqft: **970**
Low Sqft:
Ttl Sqft: **970**

Lot Information

Lot Sz Ar: **2,820 sqft**
Lot Shape:

DOM

112
Layout
Beds: **5 (5)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Access:

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

Parking

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

Utilities and Features

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

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

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

Room	Level	Dimensions
Living Room	Main	13`11" x 11`3"
Kitchen	Main	10`8" x 9`5"
Bedroom	Second	10`5" x 7`10"
2pc Ensuite bath	Second	7`3" x 2`11"
Bedroom	Third	12`7" x 7`8"
4pc Bathroom	Third	6`9" x 6`6"
Play Room	Level 4	12`10" x 12`1"

Room	Level	Dimensions
Dinette	Main	9`5" x 8`9"
3pc Bathroom	Second	7`3" x 4`11"
Bedroom - Primary	Second	15`1" x 10`2"
Bedroom	Second	10`9" x 8`6"
Bedroom	Third	12`6" x 9`8"
Game Room	Third	10`5" x 10`8"

