



THE
A-TEAM

**RE/MAX
FIRST**

13 MARTINDALE Court, Calgary T3J 2V8

MLS®#: **A2160002** Area: **Martindale** Listing Date: **08/26/24** List Price: **\$479,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1989** Abv Sqft: **1,089**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,970 sqft** Ttl Sqft: **1,089**
 Lot Shape:

DOM

24
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **0**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Lawn,Interior Lot,Street Lighting,Open Lot,Private**
 Park Feat: **Off Street,On Street,Outside**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Recessed Lighting,Storage,Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|----------------------|---------------------|---------------|---------------------|
| 2pc Ensuite bath | Main | 2`2" x 6`3" | Kitchen | Main | 9`7" x 9`8" |
| Living Room | Main | 17`0" x 13`9" | 4pc Bathroom | Second | 8`9" x 4`11" |
| Bedroom | Second | 11`9" x 8`11" | Bedroom | Second | 12`7" x 8`3" |
| Bedroom - Primary | Second | 10`0" x 14`5" | Dining Room | Main | 7`5" x 7`10" |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-C2

8910779

Remarks

Pub Rmks: | **RENOVATED DETACHED HOME | WEST BACKYARD | AFFORDABLE HOME | HIGH AMENITY, DESIRED COMMUNITY** Welcome to this stunning, extensively renovated two-story detached home, nestled on a quiet, central street in the highly desirable community of Martindale. This home has been thoughtfully updated and is ready to impress with its modern finishes and open-concept design, offering a perfect blend of style and comfort. As you step inside, you'll be greeted by a layout that creates a spacious and inviting atmosphere. The neutral color palette throughout the home, combined with various built-in features, adds a touch of elegance to every room. Recent updates include fresh interior paint, new vinyl flooring, updated bathrooms, new light fixtures, a new roof, vinyl windows, and exterior siding—every detail has been carefully considered. The heart of this home is the lovely kitchen, featuring upgraded high gloss cabinets and premium quartz countertops, making it a chef's dream. The main floor is flooded with natural light from the updated windows, creating a warm and welcoming environment. The formal dining area is perfect for hosting family dinners, while the brand-new powder room adds convenience for guests. The large living room offers ample space for relaxation and entertainment. Upstairs, you'll find three generous bedrooms, a rare find at this price point. Each room is designed with comfort in mind, offering plenty of space for your family. The fully updated 4-piece bathroom on this level adds to the home's modern appeal. The basement is a blank canvas, awaiting your creative touches to transform it into whatever you desire—whether it be a bar, an additional bedroom, or a recreational space, the possibilities are endless. Step outside to the massive west-facing backyard, where an enormous deck provides the perfect spot for outdoor gatherings, relaxation, or simply enjoying the sunshine. The exterior of the home is equally impressive with newer siding, roof, and windows, ensuring peace of mind for years to come. Martindale is a well-established community, ideal for raising a family. With close proximity to major highways, it offers easy access to all parts of the city. The neighborhood is filled with schools, amenities, and is just a block away from the Gurdwara (temple). Public transit is a breeze with a bus stop just a minute's walk away and the train station a few minutes' drive. This breathtaking home is priced aggressively in a very sought-after community and is sure to attract attention. Don't miss out on this incredible opportunity—book a showing with your favorite Realtor today!

Inclusions:

Property Listed By:

N/A

Real Broker

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







