

32 MARTINDALE Close, Calgary T3J 2V1

MLS®#:	A2161160	Area:	Martindale	Listing Date:	08/28/24	List Price: \$449,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eneral Information	<u>1</u>			DOM	
ор Туре:	Residential			21	
ıb Type:	Detached			<u>Layout</u>	
ty/Town:	Calgary	Finished Floor Area		Beds:	3 (3)
ar Built:	1983	Abv Sqft:	845	Baths:	2.0 (2 0)
t Information		Low Sqft:		Style:	4 Level Split
t Sz Ar:	3,218 sqft	Ttl Sqft:	845		
t Shape:	31 Ft. X 100 Ft.			Parking	
				Ttl Park:	2
				Garage Sz:	2
cess:				Garage 52.	
	Dook Long				
t Feat:	Back Lane				
rk Feat:	Off Street				

			Utilities and Features		
Roof: Asphalt Heating: Forced Air,Natural Gas Sewer:			Construction: See Remarks Flooring:		
Ext Feat:	None		Carpet,Laminate,Linole Water Source: Fnd/Bsmt: Poured Concrete	eum	
Kitchen Appl: Int Feat: Utilities:	None See Remarks		Room Information		
<u>Room</u> Living Room Bedroom - Pr Bedroom Kitchen 4pc Bathroon	- Second Main	Dimensions 13`8" x 11`2" 13`8" x 10`6" 10`1" x 8`4" 8`6" x 7`8" 8`8" x 4`11"	Room Family Room Bedroom Dinette Other 4pc Bathroom	Level Lower Second Main Lower Lower	Dimensions 17`9" x 10`2" 10`6" x 7`6" 9`0" x 6`0" 9`1" x 4`8" 7`7" x 4`11"

	Legal/Tax/Financial					
Title:	Zoning:					
Fee Simple	R-C2					
Legal Desc:	8210414					
	Remarks					
Pub Rmks:	This is a civil enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. The listing agent has not had been given access to the property and as a r all interior information has been obtained from previous listings and city records. Showings of this property are not possible. The home is located 2 doors fror community playground and is located in a family community surrounded by single family homes. The property does requires some TLC and is perfect for the h					
	handy man wanting to build equity or a renovator.					
Inclusions:	None					
Property Listed By:	RE/MAX Realty Professionals					
Property Listed by.						

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