



THE
A-TEAM

**RE/MAX
FIRST**

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**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **3,218 sqft**
 Lot Shape: **31 Ft. X 100 Ft.**

Finished Floor Area
 Abv Sqft: **845**
 Low Sqft:
 Ttl Sqft: **845**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction:
See Remarks
 Flooring:
Carpet,Laminate,Linoleum
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **None**
 Int Feat: **See Remarks**
 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`8" x 11`2"	Family Room	Lower	17`9" x 10`2"
Bedroom - Primary	Second	13`8" x 10`6"	Bedroom	Second	10`6" x 7`6"
Bedroom	Second	10`1" x 8`4"	Dinette	Main	9`0" x 6`0"
Kitchen	Main	8`6" x 7`8"	Other	Lower	9`1" x 4`8"
4pc Bathroom	Second	8`8" x 4`11"	4pc Bathroom	Lower	7`7" x 4`11"

