



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 MARTINDALE Boulevard, Calgary T3J 2X5**

MLS® #: **A2162825**

Area: **Martindale**

Listing Date: **10/30/24**

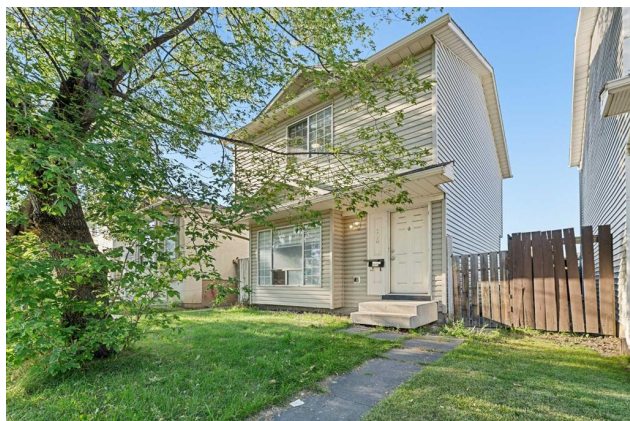
List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1989**

Finished Floor Area

Abv Sqft: **1,077**  
Low Sqft:  
Ttl Sqft: **1,077**

DOM

**22**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,755 sqft**  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`11" x 9`0"
Living Room	Main	12`10" x 15`0"
Bedroom - Primary	Upper	12`11" x 10`3"
Bedroom	Upper	9`4" x 11`1"
Game Room	Basement	18`1" x 13`5"

Room	Level	Dimensions
Kitchen	Main	9`3" x 9`0"
4pc Bathroom	Upper	7`8" x 5`0"
Bedroom	Upper	9`6" x 11`3"
4pc Bathroom	Basement	5`0" x 7`8"
Furnace/Utility Room	Basement	6`9" x 11`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8911853**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Incredible Location | Steps Away From Dashmesh Culture Centre | Close to All Amenities & Transit | 3 Bedrooms | 2 Bathrooms | 1077 SqFt | Custom Blinds | Granite Kitchen Countertops | Finished Basement | Basement Laundry | Large Backyard | Rear Double Detached Garage | Alley Access. Welcome to this great 2-storey family home with 3 bedrooms, 2 bathrooms boasts 1482 SqFt of developed living space throughout the main, upper and basement levels. Open the front door to a foyer with closet storage which leads to the large front living room. The living room is bright with natural light through the large South facing window. The kitchen and dining rooms are an open floor plan to each other which is great for family dining. The kitchen is outfitted with granite countertops, white appliances and ample cupboard space. The dining room has a window that overlooks the backyard which is great when the kids are in the yard to play! The door off the kitchen/dining rooms leads to the backyard and double detached garage. Upstairs holds 3 bedrooms a 4pc bathroom. The primary bedroom is spacious and features a deep walk-in closet. Downstairs, the basement is finished with a large rec room, 4pc bathroom with a tub/shower combo and a utility room which holds the laundry. Outside, the fully fenced backyard is a great space and has plenty of room for a deck! The rear double detached garage has alley access plus street parking at the front of the home is readily available too. This home is steps away from the Dashmesh Culture Centre, Gurudwara, Shopping, Ecole La Mosaique, parks and playgrounds! Hurry and book a showing at this incredible home today!**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Crown**

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



