



THE
A-TEAM

**RE/MAX
FIRST**

63 MARTINVIEW Crescent, Calgary T3J 2S5

MLS®#: **A2162849**

Area: **Martindale**

Listing Date: **09/04/24**

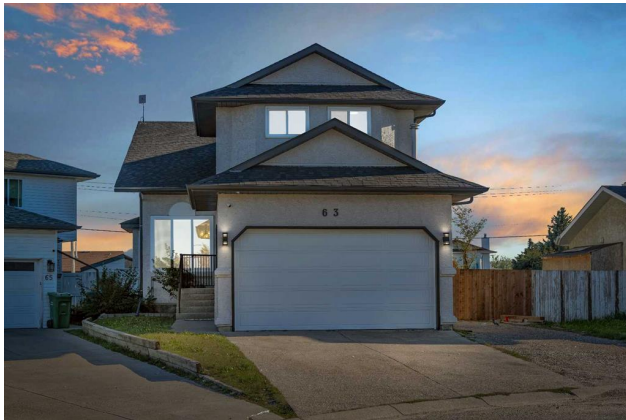
List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**

Finished Floor Area

Abv Sqft: **2,336**

Low Sqft:

Ttl Sqft: **2,336**

Lot Information

Lot Sz Ar: **5,263 sqft**

Lot Shape:

DOM

14

Layout

Beds: **7 (5 2)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Pie Shaped Lot**
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer**
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 13`5"
Bedroom	Main	9`11" x 9`0"
Family Room	Main	17`0" x 13`10"
Breakfast Nook	Main	9`9" x 11`0"
Bedroom	Second	15`6" x 8`8"
Walk-In Closet	Second	9`9" x 5`1"
Bedroom	Second	9`8" x 11`1"

Room	Level	Dimensions
3pc Bathroom	Main	6`0" x 8`6"
Dining Room	Main	7`1" x 14`3"
Kitchen	Main	9`8" x 12`2"
Bedroom	Second	15`6" x 8`7"
4pc Bathroom	Second	8`2" x 5`0"
Bedroom - Primary	Second	13`5" x 14`6"
5pc Ensuite bath	Second	14`10" x 11`1"

Laundry
Bedroom
Furnace/Utility Room
Kitchen

Second
Basement
Basement
Basement

0`0" x 0`0"
10`3" x 10`7"
16`2" x 6`0"
10`0" x 10`10"

Bedroom
4pc Bathroom
Game Room
Laundry
Legal/Tax/Financial

Basement
Basement
Basement
Basement

15`4" x 9`1"
9`7" x 8`4"
16`2" x 19`4"
7`7" x 9`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2
9010986

Remarks

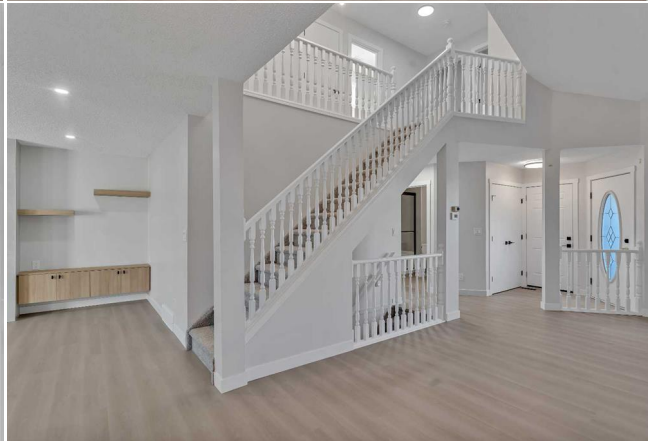
Pub Rmks: **LEGAL SUITE WITH 2 BEDS 1 BATH SEPARATE ENTRY/LAUNDRY! - FULLY RENOVATED, NEW WINDOWS, PLUMBING, ROOF, GARAGE DOOR/MOTOR, 7 BEDS, 4 BATHS, BACK YARD, DECK - 2 CAR ATTACHED OVERSIZED HEATED GARAGE - Welcome to this beautifully renovated home with modern finishing and fixtures. Entering you have a foyer that opens to a living dining and family room in an OPEN FLOOR PLAN. The main floor bedroom with WIC and bathroom adds convenience to this home. The family room has large windows that bring in a lot of natural light and a fireplace to warm the space. The kitchen has all STAINLESS STEEL appliances, large island and modern cabinetry. A breakfast nook and DECK/BACK YARD access complete this floor. The upper level has 4 bedrooms and 2 baths. The primary bedroom has a walk in closet and a 5pc ensuite bathroom with SOAK TUB and double vanity. The LEGAL BASEMENT SUITE WITH SEPARATE LAUNDRY AND ENTRY has 2 bedrooms, 1 bathroom and a large rec room and is a perfect MORTGAGE HELPER. This home is in a solid location with shops, schools and parks all close by.**

Inclusions: **Dishwasher, Refrigerator, Electric Range, Hood Fan**

Property Listed By: **Real Broker**

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

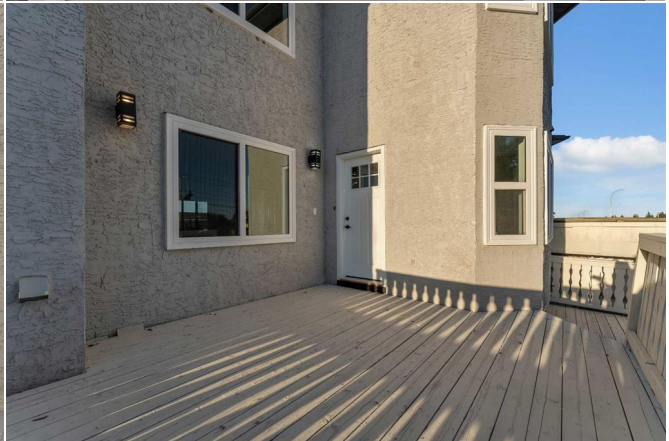












63 Martinview Crescent NE, Calgary, AB

Main Floor Exterior Area 1180.08 sq ft
Interior Area 1075.93 sq ft
Excluded Area 471.02 sq ft



0 6 12

PREPARED: 2024/05/01



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

63 Martinview Crescent NE, Calgary, AB

1st Floor Exterior Area 1180.08 sq ft
Interior Area 1261.53 sq ft



0 6 12

PREPARED: 2024/05/01



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63 Martinview Crescent NE, Calgary, AB

Basement (Below Grade) Exterior Area 1032.72 sq ft
Interior Area 550.04 sq ft



0 4 8

PREPARED: 2024/05/01



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