



THE
A-TEAM

**RE/MAX
FIRST**

113 MARTINRIDGE Crescent, Calgary T3J3M3

MLS®#: **A2163209**

Area: **Martindale**

Listing Date: **09/05/24**

List Price: **\$519,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **905**

Low Sqft:

Ttl Sqft: **905**

Lot Information

Lot Sz Ar: **3,035 sqft**

Lot Shape:

DOM

14

Layout

Beds: **4 (2 2)**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`4" x 15`3"
Kitchen	Main	9`7" x 9`0"
Dining Room	Main	13`1" x 9`7"
Game Room	Lower	19`3" x 9`10"
Kitchen	Lower	10`11" x 7`7"
4pc Bathroom	Lower	0`0" x 0`0"

Room	Level	Dimensions
Bedroom - Primary	Main	13`3" x 10`0"
Bedroom	Main	10`1" x 8`11"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Lower	12`6" x 11`4"
Bedroom	Lower	10`2" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9211841

Zoning:
R-C2

Remarks

Pub Rmks: ****Amazing Deal for Your First Home or a Fantastic Investment Opportunity!** Welcome to the highly desirable community of Martindale. This fully finished bi-level home offers everything you need. Upon entering, you are greeted by a bright, spacious living room that seamlessly connects to the kitchen and dining area. The main floor features a large master bedroom, an additional well-sized bedroom, and a 4-piece bathroom. The fully finished basement includes an *illegal* suite with a spacious living room, two generously sized bedrooms, and a 4-piece bathroom. The shingles and siding were replaced just 3 years ago. This prime location is hard to beat—just a 1-2 minute walk to Crossing Park School and within walking distance to Nelson Mandela School, Ecole La Mosaïque French School, the Genesis Centre/YMCA (with a leisure centre, swimming pool, and public library), Superstore, banks, shops, the C-Train station, and the Gurudwara. Don't miss out on this incredible opportunity to make this property your next home. Schedule your private viewing today!**

Inclusions:
Property Listed By: **Storage Shed
RE/MAX Complete Realty**

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







