



THE
A-TEAM

**RE/MAX
FIRST**

323 MARTINBROOK Place, Calgary T3J 3E3

MLS®#: **A2165949**

Area: **Martindale**

Listing Date: **09/14/24**

List Price: **\$399,888**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,013 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac**
Park Feat: **Off Street**

DOM

5

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`1" x 7`7"
Dining Room	Main	8`7" x 9`0"
Bedroom - Primary	Upper	19`0" x 9`9"
Bedroom	Upper	9`4" x 7`8"
3pc Bathroom	Basement	6`10" x 5`7"
Furnace/Utility Room	Basement	6`11" x 10`4"

Room	Level	Dimensions
Living Room	Main	15`1" x 14`11"
Kitchen	Main	10`5" x 9`0"
Bedroom	Upper	9`3" x 11`2"
4pc Bathroom	Upper	5`0" x 7`5"
Game Room	Basement	18`0" x 21`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911853

Zoning:
R-C2

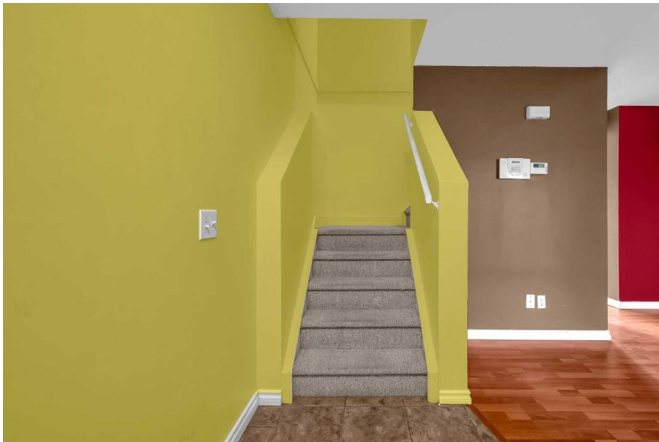
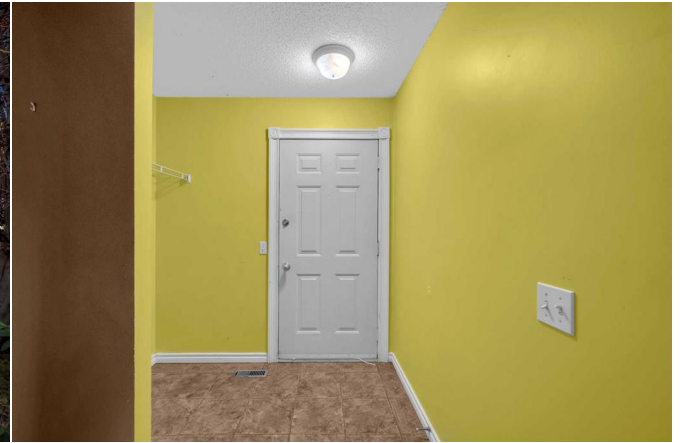
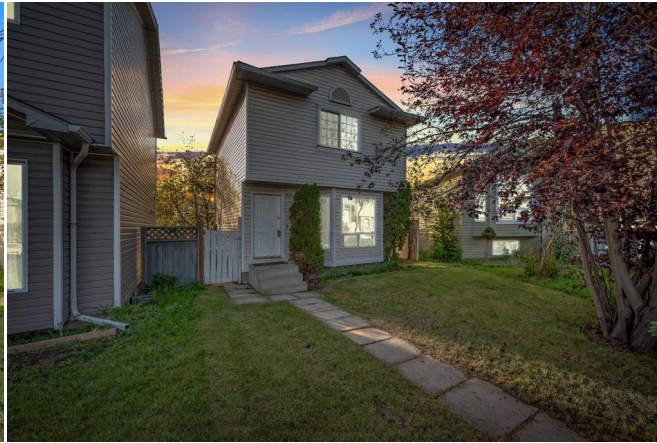
Remarks

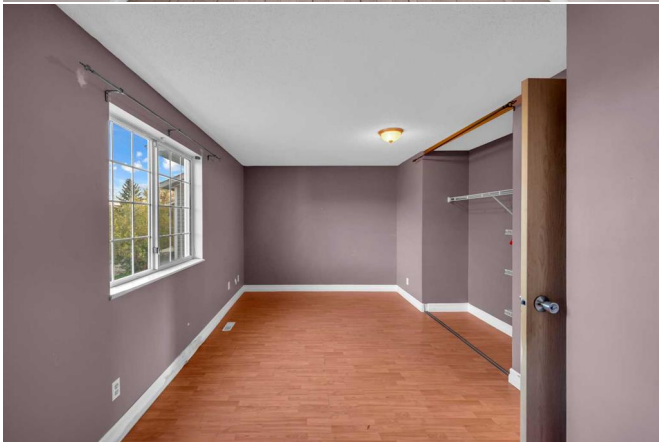
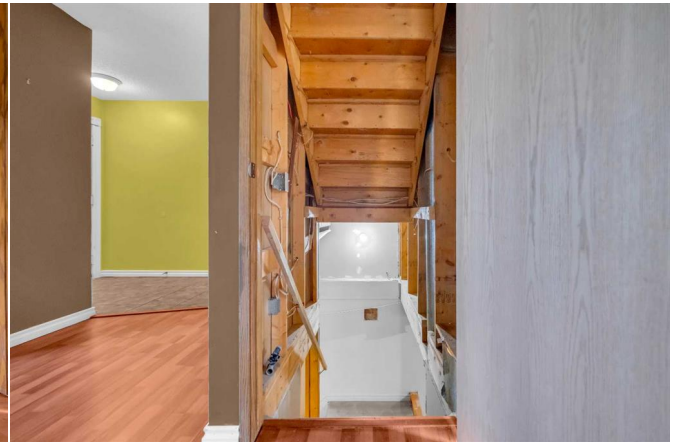
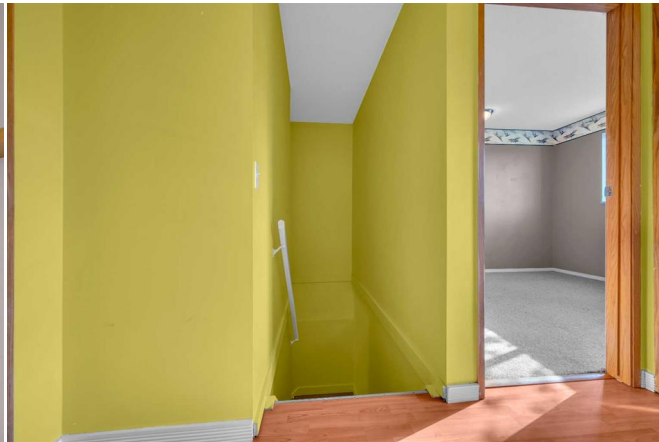
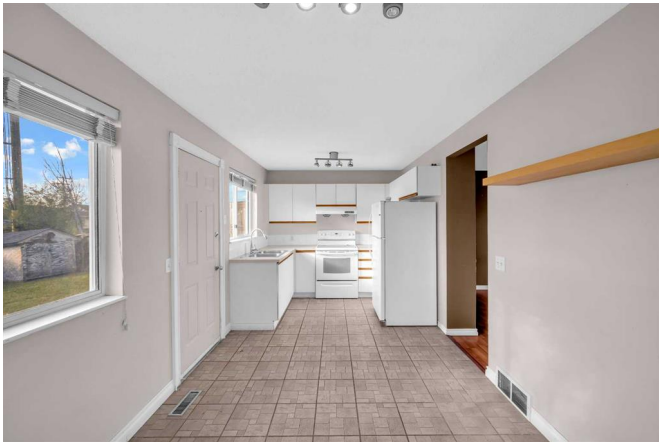
Pub Rmks: **First time Home Buyers, Investors Special! A fixer-upper in the sought after and amenity rich community of Martindale. A two story, three bedroom detached home on a large lot in Cul-De-Sac with a back lane! Upon entry to the house through a private green front yard you are immediately greeted with an open foyer and living space featuring large windows allowing an ample amount of sunlight. The main floor offers a huge living room, a kitchen, a dining room with an access door to the deck, and a huge west-facing backyard for you to enjoy during summer days. The big west-facing windows allow lots of natural light in this beautiful home. The 3 spacious bedrooms including the huge Primary bedroom are on the upper level along with a 4pc bathroom. The partially finished basement offers a huge Recroom and a 3-pc bathroom. This property is close to Gurudawara and is within walking distance to LRT Station and Genesis community center with year-round activities for the whole family plus close to every amenity, and shop. The property is vacant and ready for possession. Please call to schedule your private showing.**

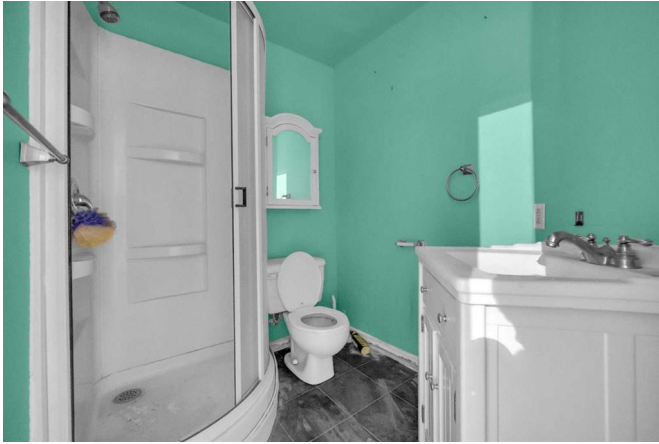
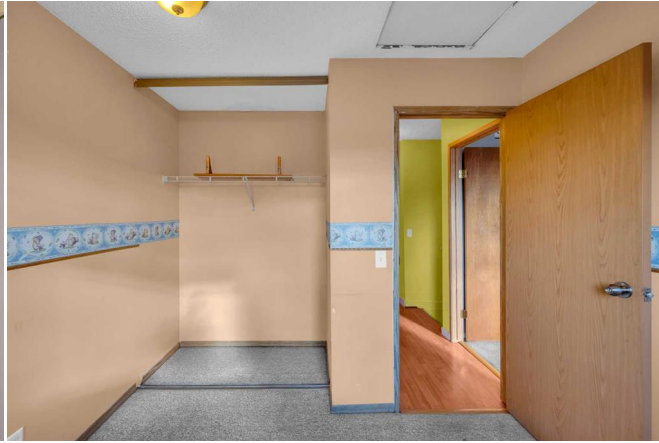
Inclusions:
Property Listed By: **none**
eXp Realty

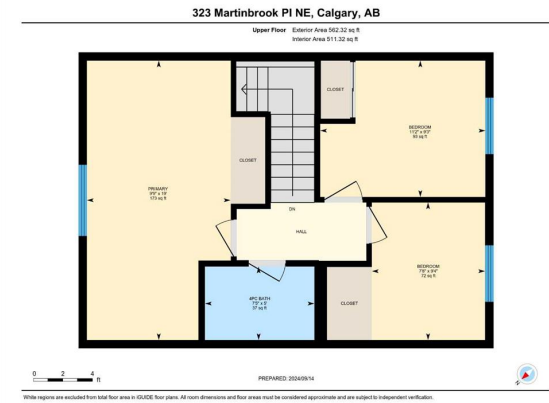
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











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