



THE
A-TEAM

**RE/MAX
FIRST**

46 MARTINRIDGE Crescent, Calgary T3J3M1

MLS® #: **A2170740** Area: **Martindale** Listing Date: **10/03/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **3,466 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,242**
 Low Sqft:
 Ttl Sqft: **1,242**

DOM

79
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`10" x 6`1"	Living Room	Main	15`10" x 12`11"
2pc Bathroom	Main	5`0" x 4`11"	Dining Room	Main	11`5" x 8`11"
Bedroom	Upper	9`5" x 8`4"	Bedroom	Upper	9`4" x 8`4"
4pc Bathroom	Upper	7`10" x 4`11"	Bedroom - Primary	Upper	13`10" x 12`11"
2pc Ensuite bath	Upper	7`0" x 3`7"	Bedroom	Basement	8`8" x 11`9"
Flex Space	Basement	8`1" x 13`9"	Laundry	Basement	8`0" x 8`9"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9211841**

Zoning: **R-CG**

Remarks

Pub Rmks: **Two Story residence nestled in the amenity-rich community of Martindale NE. This home boasts a prime location surrounded by schools, grocery stores, transit options, parks, etc. The upper level has 3 bedrooms, one full bathroom, and a primary bedroom with its own bathroom. The basement is partially developed with one bedroom and laundry. Whether you're seeking a comfortable abode for your family or exploring investment opportunities, this residence offers the perfect blend of functionality and charm. This will make a wonderful home for you and your young family to grow and raise your kids. Home is newly renovated.**

Inclusions: **None**
 Property Listed By: **CIR Realty**

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











