



THE
A-TEAM

**RE/MAX
FIRST**

10 MARTINDALE Mews, Calgary T3J 2V5

MLS® #: **A2171371** Area: **Martindale** Listing Date: **10/07/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **2,852 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,045**
 Low Sqft:
 Ttl Sqft: **1,045**

DOM

44
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 9`2"	Kitchen With Eating Area	Main	18`11" x 8`11"
Bedroom - Primary	Upper	12`9" x 10`0"	Bedroom	Upper	11`1" x 9`3"
Bedroom	Upper	10`11" x 9`3"	4pc Bathroom	Upper	7`11" x 4`11"
Game Room	Basement	14`8" x 9`9"	3pc Bathroom	Basement	7`8" x 7`4"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

8910819

R-CG

Remarks

Pub Rmks: **Welcome to this fantastic starter home in Martindale! The main floor features a cozy living room, a kitchen, and a dining area with doors leading out to the deck and double detached garage. Upstairs, you'll find three spacious bedrooms and a full bathroom. The fully finished basement offers a recreation area and a 3-piece bathroom. Enjoy the great backyard and the excellent location, just a short walk from schools, shopping, public transit, and the YMCA. Don't miss out!**

Inclusions:
Property Listed By: **N/A
RE/MAX Real Estate (Central)**

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









