



THE A-TEAM

RE/MAX FIRST

5324 MARTIN CROSSING Drive, Calgary t3j3t2

MLS@#: A2172695 Area: Martindale Listing 10/11/24 List Price: \$619,900
Status: Active County: Calgary Change: -\$10k, 19-Oct Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1999
Lot Information
Lot Sz Ar: 3,100 sqft
Lot Shape:

DOM

17
Layout
Beds: 4 (3 1)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Landscaped, Rectangular Lot
Park Feat: 220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard, Rain Gutters
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Int Feat: Recessed Lighting, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Living Room, Bedroom, etc. with their respective levels and dimensions.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-CG

Legal Desc:

9810138

Remarks

Pub Rmks:

**MUST SEE!\*\* FULLY RENOVATED with 3+1 BEDROOMS! \*\*HEATED DOUBLE CAR GARAGE!\*\* ILLEGAL BASEMENT SUITE with SEPARATE LAUNDRY! This beautifully FULLY renovated home is situated in the highly sought-after community of Martindale. Step into the inviting main floor, where large windows fill the open living space with natural sunlight. The kitchen boasts \*\*BRAND NEW APPLIANCES\*\* paired with elegant QUARTZ countertops. Upstairs, you'll find a full bathroom and 3 spacious, pristine bedrooms. The \*\*SEPARATE entrance leads you to a well-designed illegal basement suite featuring its own bedroom, open living area, and a brand-new kitchen equipped with \*\*STAINLESS STEEL APPLIANCES.\*\* With its PRIME location, minutes to \*\*MARTINDALE TRAIN STATION\*\*, \*\*SHRI GURDWARA SAHIB\*\*, SCHOOLS AND PLAYGROUNDS, this property is KEY for the \*SMART INVESTOR. Generous living spaces, and modern upgrades, this home offers a RARE OPPORTUNITY that you won't want to miss!**

Inclusions:

N/A

Property Listed By:

Royal LePage METRO

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







