



THE
A-TEAM

**RE/MAX
FIRST**

319 MARTINBROOK Place, Calgary T3J 3E3

MLS® #: **A2172732** Area: **Martindale** Listing Date: **10/11/24** List Price: **\$529,990**
 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: **2,744 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,074**
 Low Sqft:
 Ttl Sqft: **1,074**

DOM

17
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Cul-De-Sac**
 Park Feat: **Single Garage Detached**

Utilities and Features

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

Kitchen Appl: **Electric Range,Range Hood,Washer/Dryer**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`10" x 9`0"	Kitchen	Main	10`4" x 9`0"
Living Room	Main	15`2" x 15`7"	4pc Bathroom	Second	5`1" x 7`6"
Bedroom	Second	10`5" x 10`6"	Bedroom	Second	10`3" x 9`11"
Bedroom - Primary	Second	16`8" x 11`3"	3pc Bathroom	Second	8`11" x 5`7"
Kitchen	Basement	6`0" x 9`8"	Bedroom	Basement	8`11" x 8`5"
Living Room	Basement	12`0" x 16`3"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

8911853

Remarks

Pub Rmks:

Welcome to 319 Martinbrook Place NE, a delightful 4-bedroom, 2-bathroom home nestled in a serene neighborhood. This charming property offers a perfect blend of comfort and style, ideal for families and individuals alike. It has a basement illegal suite **Key Features:** **Spacious Living Area:** The inviting living room features ample natural light, creating a warm and welcoming atmosphere for relaxation and entertainment. **Basement suite(illegal) with side entrance.** **Modern Kitchen:** The well-appointed renovated kitchen boasts stainless steel appliances, plenty of cabinet space, and a cozy breakfast nook for casual dining. **Outdoor Space:** Enjoy outdoor living in the beautifully landscaped backyard, perfect for barbecues, gardening, or simply unwinding in the fresh air. **Convenient Location:** Situated in a quiet neighborhood, this home is close to schools, parks, shopping centers, and public transportation, making daily errands and commutes a breeze. Plus, it is walking distance to the Sikh Temple. **Deattached Garage:** The attached signle car garage provides secure parking and additional storage space. **Don't miss the opportunity to make 319 Martinbrook Place NE your new home. Schedule a showing today and experience all the comfort and convenience this lovely property has to offer.**

Inclusions:

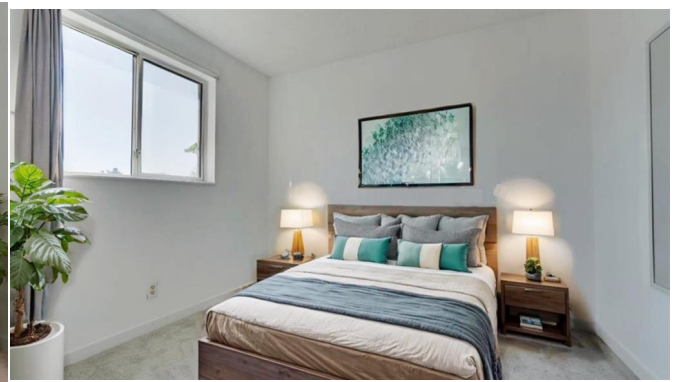
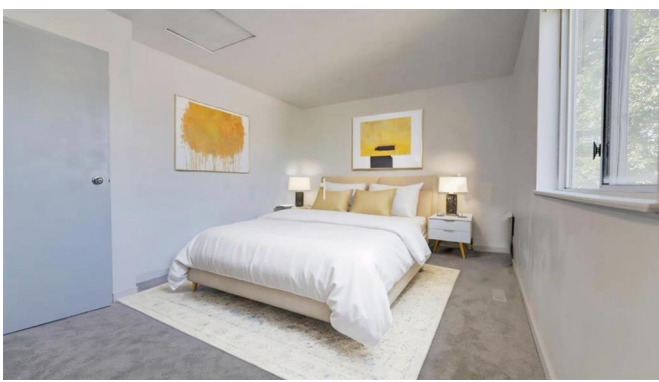
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Property Listed By:

RE/MAX Complete Realty

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

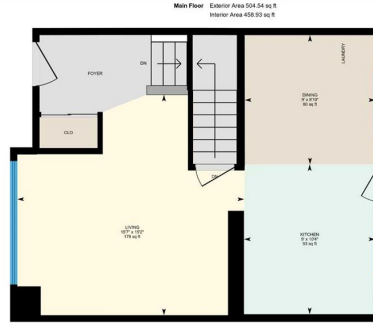








319 Martinbrook PI NE, Calgary, AB



0 2 4 ft PREPARED: 2024/05/01
White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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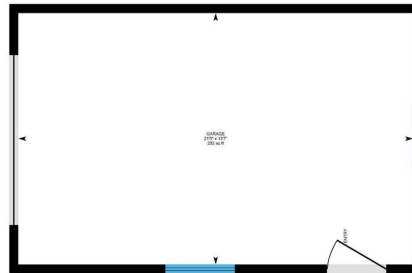
Basement (Below Grade) Exterior Area 443.74 sq ft
Interior Area 402.42 sq ft



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Garage (Below Grade) Enclosed Area 127.87 sq ft



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