



THE
A-TEAM

**RE/MAX
FIRST**

136 MARTINDALE Boulevard, Calgary T3J 2X5

MLS®#: **A2172917**

Area: **Martindale**

Listing Date: **10/16/24**

List Price: **\$474,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 16-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,842 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,061**
Low Sqft:
Ttl Sqft: **1,061**

DOM

66
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

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

Room Information

Room	Level	Dimensions
Entrance	Main	7`4" x 7`2"
Living Room	Main	11`6" x 14`3"
Bedroom	Upper	9`3" x 11`2"
Bedroom - Primary	Upper	19`0" x 9`10"
Laundry	Basement	12`0" x 18`0"

Room	Level	Dimensions
Dining Room	Main	11`8" x 9`0"
Kitchen	Main	7`4" x 8`11"
Bedroom	Upper	9`4" x 9`8"
4pc Bathroom	Upper	4`11" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911853

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this beautiful starter home in the community of Martindale. Main floor features a bright living area with a bay window to allow a plenty of natural light in. On the main floor, you will also find an enclosed kitchen and dinning area. Upper floor features a large primary bedroom, plus two additional bedrooms, and 1 full 4pc bathroom. The basement is partially developed with newer hot water tank , high efficiency furnace ,washer/dryer and sump pump . Outside, the property features a private backyard to enjoy your barbecues in the summers and makes an ideal spot for outdoor activities. A heated detached double-car garage, provides secure parking and ample storage . A bus stop right at the front door makes an easy access to LRT station. The property is located across the street from Gurdwara Sahib (Dashmesh Culture Centre) and La Mosaique school. Hurry up and schedule your showing today.**

Inclusions: **N/A**
Property Listed By: **PREP Realty**

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









