



THE
A-TEAM

**RE/MAX
FIRST**

41 MARTINVALLEY Place, Calgary T3J 4A2

MLS®#: **A2175164**

Area: **Martindale**

Listing Date: **10/25/24**

List Price: **\$540,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **3,164 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,297**
Low Sqft:
Ttl Sqft: **1,297**

DOM

27

Layout

Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`8" x 8`7"	Living Room	Main	13`3" x 13`1"
Dining Room	Main	10`11" x 9`3"	Den	Main	9`11" x 9`7"
Storage	Basement	9`8" x 6`11"	Furnace/Utility Room	Basement	8`10" x 7`2"
Laundry	Main	5`4" x 5`0"	Family Room	Basement	15`3" x 9`9"
Bedroom - Primary	Second	11`7" x 10`11"	Bedroom	Second	9`11" x 8`9"
Bedroom	Second	10`0" x 7`10"	Bedroom	Main	9`11" x 8`0"
2pc Bathroom	Main	5`4" x 4`6"	4pc Ensuite bath	Second	7`3" x 4`10"

4pc Bathroom

Lower

9`11" x 8`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9913410

Zoning:

R-CG

Remarks

Pub Rmks:

BACK ON MARKET DUE TO FINANCING. Welcome to this immaculate 4-bedroom, 2.5-bathroom residence where contemporary comfort meets multicultural charm. Step inside to discover dramatic vaulted ceilings and arched windows that flood the interior with natural light. The modern white kitchen shines with stainless steel appliances and a welcoming breakfast bar, flowing seamlessly into an open-concept main floor. The thoughtfully designed living spaces feature a refined grey-and-white palette throughout, creating an atmosphere of sophisticated comfort. A spacious family room with soaring ceilings offers the perfect setting for gathering and entertaining. Updated bathrooms showcase quality oak vanities, while the home's exterior catches the eye with its distinctive cream and green trim complemented by mature evergreen trees. Perfectly positioned in the heart of Martindale, this home sits just steps from the Genesis Centre's recreation facilities and library. Families will appreciate the proximity to several excellent schools, including Manmeet Singh Bhullar School, Crossing Park School, Nelson Mandela School, and Light of Christ Catholic School. The location offers easy access to diverse dining along Martindale Boulevard, convenient CTrain service to downtown, and quick connections to Stoney Trail and the airport. The vibrant neighborhood pulses with year-round cultural events, active community life, and abundant parks and walking paths. Experience the perfect blend of modern living and community spirit in one of Calgary's most culturally dynamic neighborhoods. Move-in ready and waiting to welcome your family home. NOTE: 1) Just Installed New Hot Water Tank. 2) New siding and new shingles were installed in late 2021 as well as a new furnace motor.

Inclusions:

Property Listed By:

NA

CIR Realty

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







