



THE
A-TEAM

**RE/MAX
FIRST**

164 MARTINWOOD Way, Calgary T3J 3H8

MLS®#: **A2176807** Area: **Martindale** Listing Date: **11/02/24** List Price: **\$514,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **2,561 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,242**
 Low Sqft:
 Ttl Sqft: **1,242**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Landscaped,Street Lighting**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 17`9"
Nook	Main	9`0" x 11`5"
Bedroom - Primary	Second	13`0" x 14`6"
Bedroom	Second	9`2" x 11`7"
Game Room	Basement	14`11" x 22`4"

Room	Level	Dimensions
Kitchen	Main	8`0" x 9`4"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	8`5" x 11`7"
4pc Bathroom	Second	0`0" x 0`0"
Storage	Basement	7`11" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9110057

Zoning:
R-CG

Remarks

Pub Rmks: **PRIME/ fantastic and convenient location within a short walk to Dashmesh Cultural Centre, Genesis Centre" The YMCA sports complex/library/C-Ttarin, public bus service/restaurants/ Banks, Schools and shopping. This beautiful, well-maintained, CENTRALLY AIR-CONDITED and fully Renovated home is Great for first-time buyers or a growing family. The main floor features a LARGE living room with a bay window and upgraded waterproof laminate flooring, a Beautiful (Upgraded) new Kitchen and appliances (2021), a spacious Eating nook, and 2 two-piece main baths. Upstairs you will find two secondary bedrooms as well as the primary bedroom and an upgraded 4-piece family bathroom. Other Upgrades include Brand New ROOF SHINGLES (2024), BRAND NEW FURNACE (2024), and A NEW HOT WATER TANK(2022). NEW QUARTZ COUNTER TOPS, NEW GUTTERS AND EVES, The Back door off the kitchen leads to a large Deck and Fenced Backyard. Fully developed basement with newly installed waterproof laminate flooring. This home is move-in ready and negotiable Possession may be available. Ample Street Parking.**

Inclusions:
Property Listed By: **NONE**
Century 21 Bravo Realty

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











