



THE
A-TEAM

**RE/MAX
FIRST**

339 MARTINBROOK Place, Calgary T3J 3E2

MLS®#: **A2177183**

Area: **Martindale**

Listing Date: **11/03/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 18-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,062**

Low Sqft:

Ttl Sqft: **1,062**

Lot Information

Lot Sz Ar: **3,648 sqft**

Lot Shape:

DOM

48

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Lighting,Private Entrance,Private Yard,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Range,Washer/Dryer Stacked,Window Coverings

Int Feat:

Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 3`1"
Kitchen	Main	10`1" x 9`1"
4pc Ensuite bath	Second	5`1" x 7`7"
Bedroom	Second	10`4" x 10`4"
Bedroom - Primary	Second	13`8" x 11`2"
Bedroom	Basement	9`11" x 8`8"
Kitchen	Basement	7`9" x 9`7"

Room	Level	Dimensions
Dining Room	Main	9`0" x 9`1"
Living Room	Main	14`0" x 14`11"
4pc Ensuite bath	Second	5`1" x 8`0"
Bedroom	Second	10`6" x 9`10"
3pc Bathroom	Basement	6`9" x 4`6"
Dining Room	Basement	10`3" x 10`5"
Furnace/Utility Room	Basement	5`11" x 6`6"

Furnace/Utility Room

Second

2`1" x 2`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8911853

Zoning:

R-CG

Remarks

Pub Rmks:

This beautifully renovated home offers modern living with a prime location. Featuring 3 spacious bedrooms and 2.5 bathrooms, the main level boasts an open-concept layout perfect for entertaining. The home also includes a fully renovated side entrance basement illegal suite complete with 1 bedroom, 1 bathroom, and a generous living space—ideal for extended family or rental income potential. Located close to major highways, the airport, and within walking distance to local amenities including shopping, parks, and the dashmesh culture center (Sikh Temple), this property provides unmatched convenience for your lifestyle. Don't miss the chance to own this exceptional home in a desirable neighborhood! This description emphasizes the house's features and its prime location, presenting a strong appeal to potential buyers. Don't miss out on the opportunity to make this your new home. Contact us today to schedule a viewing!

Inclusions:

Property Listed By:

NA

Real Broker

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









