



THE
A-TEAM

**RE/MAX
FIRST**

96 MARTINDALE Boulevard, Calgary T3J 2x5

MLS®#: **A2180544**

Area: **Martindale**

Listing Date: **11/21/24**

List Price: **\$458,000**

Status: **Active**

County: **Calgary**

Change: **-\$800, 19-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,045**

Low Sqft:

Ttl Sqft: **1,045**

Lot Information

Lot Sz Ar: **2,755 sqft**

Lot Shape:

DOM

30

Layout

Beds: **3 (3)**

Baths: **1.0 (1 0)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`1" x 15`2"	Kitchen	Main	13`0" x 12`2"
Bedroom	Upper	9`10" x 9`7"	Bedroom	Upper	9`2" x 8`10"
Bedroom - Primary	Upper	12`5" x 10`5"	4pc Bathroom	Upper	7`7" x 5`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8911853**

Zoning: **RC-2**

Remarks

Pub Rmks: **Reduced for Quick Sale ****Location ,Location Location ***Introducing 96 Martindale Boulevard One of the Low priced Detached Property Ideal for small family ,first time home buyer or Investor to Get into Calgary Real Estate Market with own house Very Well maintained 3 bedroom and 1 Bath home ! This bright home has an excellent floor plan with big windows. Whole house was renovated with newer carpet ,new windows ,new asphalt roof shingles and Brand New kitchen appliances .This House Is At The Great Location In The Heart Of Martindale And Very Well Kept. Major Bus Route Is In Front Of The House. Schools, Shopping And Genesis Center Is On Walking Distance. House Has A Nice Backyard. It's A 2-Storey House. All The Roof shingles ,Siding, Paint And Lights Are New. Beautiful House .Book to see now**

Inclusions: **Seller is willing to sell all the furniture and other stuff ,if they get price near to asking**

Property Listed By: **Diamond Realty & Associates LTD.**

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









