

178 MARTINRIDGE Crescent, Calgary T3J 3M3

MLS®#: **A2180874** Area: **Martindale** Listing **11/24/24** List Price: **\$545,000**
 Status: **Pending** County: **Calgary** Change: **-\$12k, 05-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **3,778 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **892**
 Low Sqft:
 Ttl Sqft: **892**

DOM
27
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking
 Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),Landscaped,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Garden,Lighting** **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **None,Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Chandelier**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`6" x 9`11"	Kitchen	Main	9`0" x 8`11"
Living Room	Main	15`3" x 15`2"	Bedroom - Primary	Main	12`11" x 10`1"
Bedroom	Basement	13`4" x 8`8"	Bedroom	Basement	15`4" x 14`7"
Kitchen	Basement	13`4" x 8`10"	4pc Bathroom	Basement	
Living Room	Basement	18`4" x 9`6"	4pc Bathroom	Main	
Laundry	Basement	8`0" x 7`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9211841

Zoning:
R-CG

Remarks

Pub Rmks:

VERY NEAT AND CLEAN BI-LEVEL. 2+2 BEDROOMS 2 FULL BATHS. DOUBLE DETACHED GARAGE. SOME RENOVATIONS DONE LIKE NEW PAINT NEWER GRANITE COUNTER TOPS IN BOTH MAIN LEVEL AND BASEMENT KITCHEN AND BATHROOMS.LOCATED ON A CORNER LOT. WALKING DISTANCE TO MARTIN CROSSING SCHOOL,BUS ROUTE AND LRT STATION.SUPER STORE, BANKS AND RESTAURANTS,SIKH TEMPLE. 2 GOOD SIZE BEDROOMS ON THE MAIN LEVEL AND 2 BEDROOM[ILLEGAL] SUITE IN THE BASEMENT.VERY GOOD FOR FIRST TIME BUYER OR INVESTMENT. VERY EASY TO SHOW ANY TIME. VACANT FOR QUICK POSSESSION.SHOWS VERY WELL.

Inclusions:
Property Listed By:

**GARAGE DOOR OPENER+ONE CONTROL
Royal LePage METRO**

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









