



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**353 MARTINDALE Boulevard, Calgary T3J 3L3**

MLS®#: **A2181577**

Area: **Martindale**

Listing Date: **11/30/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1991**

Finished Floor Area

Abv Sqft: **1,025**

Low Sqft:

Ttl Sqft: **1,025**

Lot Information

Lot Sz Ar: **4,359 sqft**

Lot Shape:

DOM

**63**

Layout

Beds: **5 (3 2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Level,Pie Shaped Lot**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

**Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 12`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 8`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 10`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`11" x 7`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 15`2"</b>
<b>Great Room</b>	<b>Basement</b>	<b>15`10" x 10`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 8`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 13`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`3" x 9`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`11" x 5`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`11" x 8`11"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>9`2" x 12`5"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>6`3" x 12`9"</b>

Furnace/Utility Room

Basement

5`11" x 7`4"

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**9110589**

Zoning:

**R-CG**

Remarks

Pub Rmks:

**Welcome to this rare bungalow in this neighbourhood with a massive corner lot and paved back and side alley. This home has 5 bedrooms, has been completely renovated with new flooring throughout, new bathrooms, new kitchen cabinetry, new quartz countertops, sinks, tile, fresh paint, new Stainless Steel appliances under warranty on both floors that have never even been used! This home has a 2 bedroom illegal suite with a private side entrance including a walk up deck, separate laundry, with designated parking in the back and lots of parking along the north side of fence for tenants. Big enough yard to build your custom garage or gardens. Located close to schools, parks, shopping, Dashmesh Culture Centre, and public transit, with quick access to major roads like Stoney Trail and McKnight Boulevard, this property is READY TO GO and a fantastic opportunity for homeowners or investors.**

Inclusions:

Property Listed By:

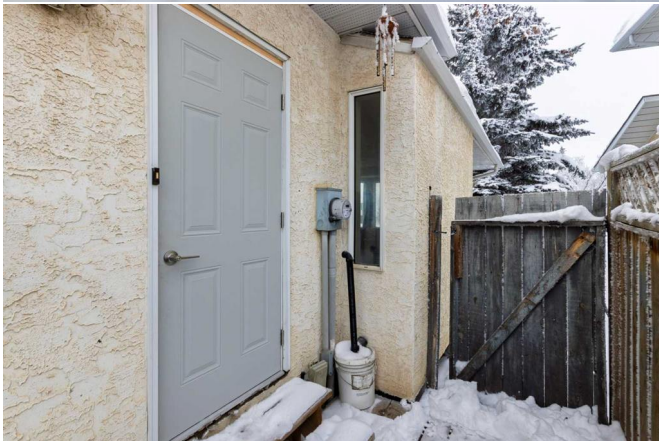
**Suite Dishwasher, Suite Washer/Dryer Combo, Suite Fridge, Suite Stove, Suite Microwave  
Coldwell Banker Mountain Central**

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











353 Martindale Blvd NE, Calgary, AB

Main Floor Exterior Area 1024.57 sq ft  
Interior Area 942.89 sq ft



PREPARED: 20241109

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 668.72 sq ft  
Interior Area 619.11 sq ft



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