



THE
A-TEAM

**RE/MAX
FIRST**

238 MARTINVALLEY Crescent, Calgary T3J 4L5

MLS®#: **A2182749**

Area: **Martindale**

Listing Date: **12/13/24**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **3,250 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,070**
Low Sqft:
Ttl Sqft: **1,070**

DOM

40
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Upper	7`8" x 3`0"
Bedroom	Upper	8`8" x 13`6"
Dining Room	Main	10`2" x 11`8"
Kitchen	Main	9`10" x 11`3"
Bedroom - Primary	Upper	11`1" x 11`5"
Bedroom	Basement	8`3" x 17`4"
Game Room	Basement	18`11" x 24`9"

Room	Level	Dimensions
4pc Bathroom	Upper	7`8" x 4`11"
Bedroom	Upper	8`7" x 9`11"
Foyer	Main	4`8" x 6`0"
Living Room	Main	15`4" x 13`11"
3pc Bathroom	Lower	7`1" x 5`5"
Den	Basement	8`1" x 7`2"
Furnace/Utility Room	Basement	7`2" x 20`4"

Family Room

Lower

18`10" x 24`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0012875

Zoning:

R-CG

Remarks

Pub Rmks:

Welcome to this fantastic property in the desirable community of MARTINDALE ! This 4 level split is located on a quiet street in a family oriented community. The main floor features a spacious living room with high ceilings, kitchen and a dining area. Upstairs you will find the master bedroom with 2pc ensuite and two other good size bedroom.. The fully finished basement adds extra living space, perfect for a recreation area, home gym, or home theater. Located just minutes from shopping, transit and schools. Contact today for your very own private showing.

Inclusions:

N/A

Property Listed By:

Century 21 Bravo Realty

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











