



THE
A-TEAM

**RE/MAX
FIRST**

53 MARTINBROOK Road, Calgary T3J3G2

MLS®#: **A2184893**

Area: **Martindale**

Listing Date: **01/09/25**

List Price: **\$609,999**

Status: **Pending**

County: **Calgary**

Change: **-\$1, 09-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area

Abv Sqft: **1,317**
Low Sqft:
Ttl Sqft: **1,317**

Lot Information

Lot Sz Ar: **3,293 sqft**
Lot Shape:

DOM

23
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached,Off Street**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`0" x 13`5"
Dining Room	Main	9`8" x 8`8"
Laundry	Main	5`3" x 3`5"
Walk-In Closet	Second	5`6" x 5`6"
Bedroom	Second	12`2" x 9`3"
Kitchen	Basement	14`5" x 7`3"
Bedroom	Basement	17`7" x 8`6"

Room	Level	Dimensions
Living Room	Main	18`7" x 12`9"
2pc Bathroom	Main	5`0" x 4`11"
Bedroom - Primary	Second	13`0" x 12`2"
Bedroom	Second	11`11" x 9`2"
3pc Bathroom	Second	8`1" x 5`10"
Living Room	Basement	17`1" x 8`8"
Walk-In Closet	Basement	4`11" x 2`6"

4pc Bathroom

Basement

10`10" x 4`11"

Furnace/Utility Room
Legal/Tax/Financial

Basement

8`5" x 5`3"

Title:
Fee Simple
Legal Desc:

9411374

Zoning:
R-CG

Remarks

Pub Rmks: **This charming 2-storey home, offering over 1300 sq. ft. of living space, is a fantastic opportunity for those seeking comfort and value. The main level features a beautifully renovated kitchen, spacious dining area, and a bright living room, complemented by a convenient half bath and laundry room. Step outside to a delightful sunroom, ideal for relaxation. The upper level boasts three well-sized bedrooms, including a master with a walk-in closet, and a beautifully renovated full bathroom with a stunning standing shower. The fully finished basement provides additional living space with a kitchen, bedroom, full bath, separate laundry and living room, offering great potential for rental income or extended family use. Outside, you'll find a large backyard, double garage, and a well-maintained front yard, adding both functionality and curb appeal. Don't miss out—book your showing today!**

Inclusions:
Property Listed By: **N/A**
Creekside Realty

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











