



THE
A-TEAM

**RE/MAX
FIRST**

50 MARTINDALE Drive, Calgary T3J2V4

MLS® #: **A2185045** Area: **Martindale** Listing Date: **01/08/25** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1987**
Lot Information
 Lot Sz Ar: **2,820 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **980**
 Low Sqft:
 Ttl Sqft: **980**

DOM

14
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`7" x 9`10"
Living Room	Main	12`6" x 21`2"
Bedroom	Upper	8`4" x 10`8"
4pc Bathroom	Lower	5`3" x 8`11"
Game Room	Third	16`9" x 12`2"

Room	Level	Dimensions
Kitchen	Main	12`0" x 11`2"
4pc Bathroom	Upper	5`0" x 11`11"
Bedroom - Primary	Upper	11`8" x 13`8"
Bedroom	Lower	8`7" x 9`3"
Other	Lower	16`9" x 28`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8210926

Remarks

Pub Rmks:

Welcome to this spacious and well-maintained 4-level split in the heart of Martindale, offering a perfect blend of comfort, style, and functionality. This home is ideal for families seeking space to grow, while being just minutes away from essential amenities, schools, and public transportation. Step into the inviting main floor where you'll find a bright and airy living room featuring a large bay window that allows natural light to flood the space. The open-concept design flows into a separate dining area, perfect for family meals or entertaining guests. The updated kitchen is a chef's dream, complete with newer appliances and modern finishes. The durable laminate flooring throughout this level adds warmth and easy maintenance. Upstairs, you'll find two generously-sized bedrooms that provide plenty of space for your family. These rooms share a well-appointed 4-piece bathroom, providing both convenience and comfort. The third level of the home is a cozy retreat, featuring a spacious media room with a charming fireplace - the perfect spot to relax and unwind. This level also includes a full bathroom, a third bedroom, and a laundry area, making this space versatile and practical. The fourth level is unfinished, offering a blank canvas with endless possibilities. Whether you need extra storage, a home gym, or additional living space, this level can be transformed to suit your unique needs. Enjoy the large, south-facing backyard, ideal for summer BBQs, gardening, or simply enjoying the sunshine. The expansive yard provides ample space for outdoor activities and offers potential for future landscaping enhancements. This home is situated in a prime location, close to schools, parks, shopping centers, and public transport, making daily errands and commuting a breeze. Martindale is a family-friendly community with easy access to all the amenities you need.

Inclusions:
Property Listed By:

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







