

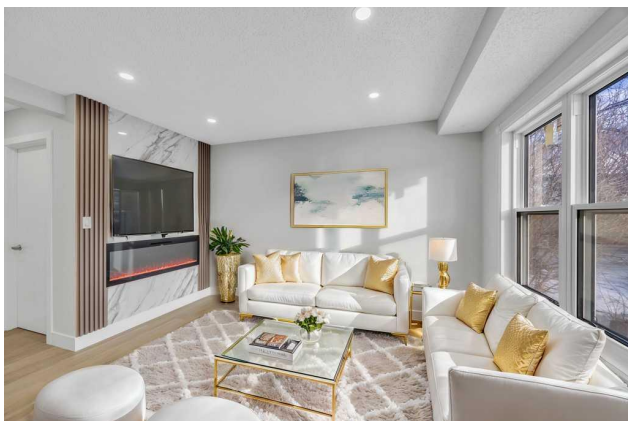


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 MARTINGLEN Mews, Calgary T3J 3N3**

MLS®#: **A2185081** Area: **Martindale** Listing Date: **01/04/25** List Price: **\$599,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1996**  
Lot Information  
 Lot Sz Ar: **2,992 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,044**  
 Low Sqft:  
 Ttl Sqft: **1,044**

DOM

**18**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,No Neighbours Behind,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

| Room                     | Level           | Dimensions            |
|--------------------------|-----------------|-----------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>     | <b>5`4" x 5`7"</b>    |
| <b>Kitchen</b>           | <b>Main</b>     | <b>9`3" x 8`10"</b>   |
| <b>2pc Ensuite bath</b>  | <b>Upper</b>    | <b>4`6" x 5`0"</b>    |
| <b>Bedroom</b>           | <b>Upper</b>    | <b>8`8" x 9`6"</b>    |
| <b>Bedroom - Primary</b> | <b>Upper</b>    | <b>12`0" x 10`0"</b>  |
| <b>Bedroom</b>           | <b>Basement</b> | <b>10`6" x 10`6"</b>  |
| <b>Living Room</b>       | <b>Basement</b> | <b>15`10" x 14`2"</b> |

| Room                        | Level           | Dimensions           |
|-----------------------------|-----------------|----------------------|
| <b>Dining Room</b>          | <b>Main</b>     | <b>7`8" x 11`2"</b>  |
| <b>Living Room</b>          | <b>Main</b>     | <b>13`2" x 16`9"</b> |
| <b>4pc Bathroom</b>         | <b>Upper</b>    | <b>7`5" x 4`11"</b>  |
| <b>Bedroom</b>              | <b>Upper</b>    | <b>10`0" x 9`3"</b>  |
| <b>4pc Bathroom</b>         | <b>Basement</b> | <b>5`0" x 7`0"</b>   |
| <b>Kitchen</b>              | <b>Basement</b> | <b>6`6" x 6`7"</b>   |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>9`1" x 3`9"</b>   |

Title:  
**Fee Simple**  
Legal Desc:

**9410074**

Zoning:  
**R-CG**

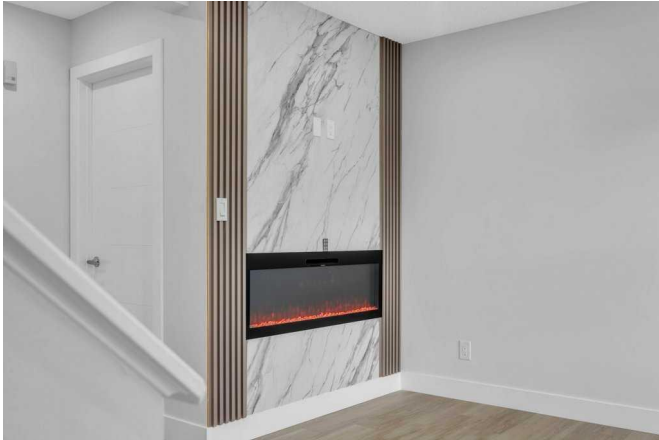
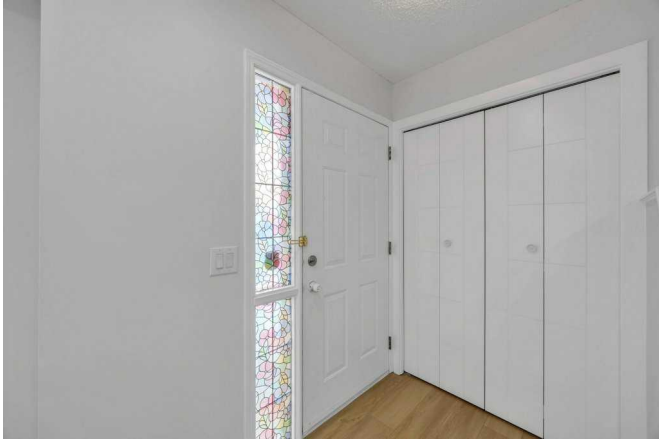
Remarks

Pub Rmks: **?Welcome to this fully renovated East facing home that feels brand new, featuring Double detached garage, illegal basement suite, 4 bedrooms and 2 full bathrooms and 2 half bathrooms, located in the highly desirable community of Martindale. This house includes new flooring, a modern kitchen with quartz countertops, new triple pane windows, fresh paint, stainless steel appliances, updated doors, an electric fireplace in the living area and stylish light fixtures. The main floor boasts a bright living area, a brand-new kitchen with ample counter space and storage, a spacious dining area, and a convenient powder room. Upstairs, you'll find 3 well-appointed bedrooms and a full bathroom and a half bathroom, including a primary bedroom with a 2pc en-suite, while the other 2 bedrooms share a modern, common bathroom. The fully developed basement offers additional living space with its own private side entrance, a new kitchen, a full bathroom, and a generous family area that can be used as a recreational room or guest room. This home is move-in ready with all the modern upgrades you desire, offering both comfort and style in a prime location.**

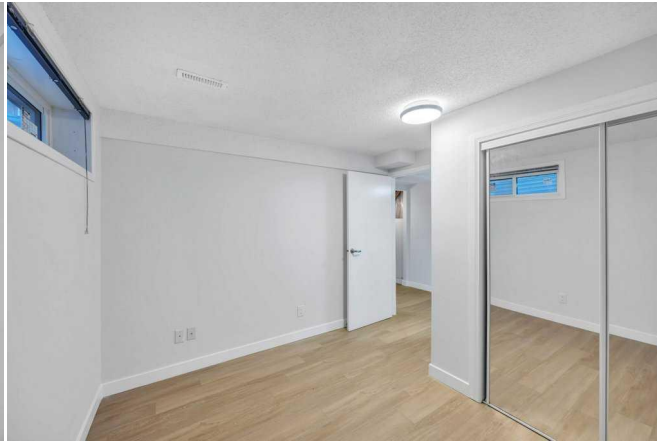
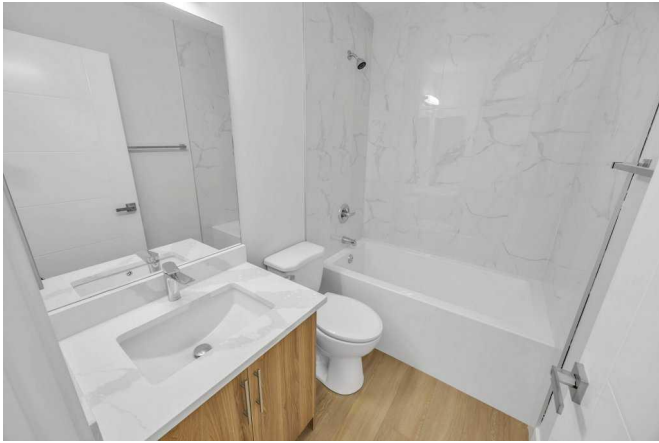
Inclusions: **NA**  
Property Listed By: **PREP Realty**

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













**8 Martingen Mews NE, Calgary, AB**

Main Floor Exterior Area 526.76 sq ft  
Interior Area 455.40 sq ft



0 2 4 ft PREPARED: 2024/12/15

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.

**8 Martingen Mews NE, Calgary, AB**

1st Floor Exterior Area 517.03 sq ft  
Interior Area 452.85 sq ft  
Excluded Area 0.83 sq ft



0 2 4 ft PREPARED: 2024/12/15

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.

**8 Martingen Mews NE, Calgary, AB**

Basement (Below Grade) Exterior Area 460.17 sq ft  
Interior Area 405.20 sq ft



0 2 4 ft PREPARED: 2024/12/15

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.