

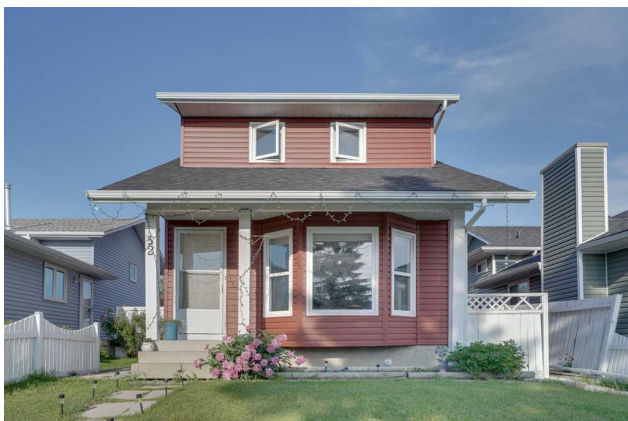


THE
A-TEAM

**RE/MAX
FIRST**

52 MARTINDALE Close, Calgary T3J2V1

MLS® #: **A2186149** Area: **Martindale** Listing Date: **01/08/25** List Price: **\$589,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1983** Abv Sqft: **1,246**
Lot Information Low Sqft:
 Lot Sz Ar: **3,218 sqft** Ttl Sqft: **1,246**
 Lot Shape:

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Tile,Wood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Pantry,Quartz Counters,Separate Entrance,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 14`3"	Dining Room	Main	11`4" x 9`3"
Kitchen	Main	12`10" x 12`0"	2pc Bathroom	Main	5`1" x 4`10"
3pc Bathroom	Second	8`3" x 5`0"	Bedroom - Primary	Second	15`2" x 12`10"
Bedroom	Second	10`7" x 8`2"	Bedroom	Second	9`0" x 8`11"
4pc Bathroom	Basement	11`2" x 4`8"	Living Room	Basement	16`1" x 8`5"
Bedroom	Basement	10`3" x 10`2"	Laundry	Basement	15`4" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8210414

Zoning:
RC-2

Remarks

Pub Rmks:

Welcome to this beautiful ,well kept ,very clean property in the heart of the NE Calgary located in the most desirable community of Martindale. This house has been maintained and renovated within the recent years offers Plenty of oakwood and lots of upgrades. New doors and windows, siding roof and kitchen cabinets with upgraded kitchen appliances ,quarts countertops . The main floor feels very open with tons of sunlight from huge windows throughout the day ,laminiate in the living room and beautiful modern light paint , beautiful kitchen , dinning area and 2 piece bathroom . The upper level has a master bedroom, Newly renovated 3-pc bathroom and 2 more good sized bedrooms with great view. The basement has separate side entrance leading to a living room and another bedroom, 4-pc bathroom with window and laundry/utility room. THE BASEMENT HAS A BARBERSHOP/SLONE SET UP IF YOU ARE LOOKING TO START YOUR OWN BUSINESS FROM HOME THIS CAN BE THE PROPERTY FOR YOU. The double detached car garage is insulated with 220 v wiring. located minutes to Gurudwara Sahib, shopping and public transportation , schools , parks . BEAUTIFUL EXTERIORS MAKES THIS HOUSE STANDS OUT ON THE WHOLE STREET . THIS HOUSE IS PERFECT FOR A FIRST TIME HOME BUYER , GROWING FAMILY WITH SENIORS OR INVESTERS AS THE LOCATION IS IN SO MUCH DEMAND FOR RENTERS . COME CHECK OUT THIS BEAUTIFUL HOUSE na

Inclusions:
Property Listed By:

Royal LePage METRO

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



