



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250 MARTINWOOD Place, Calgary T3J 3H6**

MLS®#: **A2186437**      Area: **Martindale**      Listing Date: **01/18/25**      List Price: **\$677,777**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2009**  
Lot Information  
 Lot Sz Ar: **6,533 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,217**  
 Low Sqft:  
 Ttl Sqft: **1,217**

DOM

**14**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Vinyl Windows**  
 Utilities:

Room Information

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

**Game Room**

**Basement**

**13`1" x 19`11"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**

**6`5" x 16`9"**

Title:  
**Fee Simple**  
Legal Desc:

**1010055**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to this spacious 6 Bedroom Bi-Level house on RCG Lot in the most desired Community of Martindale in NE. This house is situated in a very convenient Location close to each and every facility like Transportation, Shopping, C-Train, School, YMCA and much more. Main level features 3 Bedrooms, 2 full bath, kitchen, Living and Dining Area with Loads of natural light. The basement (ILLEGAL SUITE) is fully finished with 2 bedroom , one bath, kitchen and living space. It has its own PRIVATE ENTRANCE , PRIVATE LAUNDRY. Great Investment Opportunity For Investors & First Time Home Buyers. WON'T LAST! Call your favorite Realtor today!**

Inclusions:  
Property Listed By: **N/A**  
**MaxWell Central**

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

















