



THE
A-TEAM

**RE/MAX
FIRST**

152 MARTIN CROSSING Crescent, Calgary T3J 3S8

MLS®#: **A2186797**

Area: **Martindale**

Listing Date: **01/21/25**

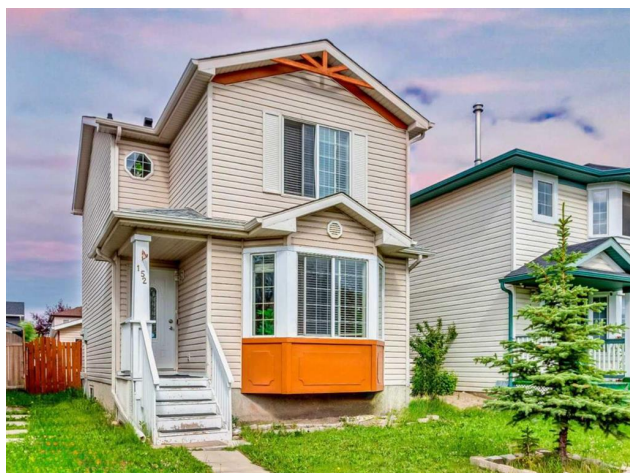
List Price: **\$560,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**
Lot Information
Lot Sz Ar: **3,024 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,100**
Low Sqft:
Ttl Sqft: **1,100**

DOM

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

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|-----------------|------------------------|--------------------|-----------------|---------------------|
| Kitchen | Main | 10`5" x 7`8" | Dining Room | Main | 10`5" x 9`2" |
| Living Room | Main | 13`10" x 12`11" | Game Room | Basement | 11`5" x 9`1" |
| Living Room | Basement | 11`10" x 11`5" | Laundry | Basement | 6`2" x 5`8" |
| Bedroom - Primary | Upper | 11`11" x 10`8" | Bedroom | Upper | 9`3" x 8`3" |
| Bedroom | Upper | 9`11" x 8`4" | Bedroom | Basement | 11`1" x 9`4" |

2pc Bathroom
3pc Ensuite bath

Main
Basement

0`0" x 0`0"

4pc Bathroom

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9810138

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this inviting 4-bedroom, 2.5-bathroom home nestled on a quiet street perfect for a first time buyer or a growing family! Boasting a spacious layout with over 1500 sqft of developed living space, this residence offers comfort and functionality. The main floor features a well-appointed kitchen, a cozy dining area, and a bright living room ideal for gatherings. Upstairs, you'll find 3 generously sized bedrooms, perfect for accommodating a growing family or guests. The highlight of the home is its beautifully finished basement, complete with an additional bedroom and a three-piece bathroom, along with a large living area that provides ample room for recreation. Outside, the oversized double detached garage and the expansive backyard offer plenty of space for outdoor activities and storage. Conveniently located near the Sikh Temple, schools and within walking distance to the LRT station, this property combines peaceful living with easy access to essential amenities and transportation. Don't miss the opportunity to make this wonderful house your new home!

Inclusions:
Property Listed By:

**Hood Fan
Real Broker**

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







