



THE
A-TEAM

**RE/MAX
FIRST**

801 MARTINDALE Boulevard, Calgary T3J 4J7

MLS®#: **A2190221**

Area: **Martindale**

Listing Date: **01/31/25**

List Price: **\$684,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,550**
Low Sqft:
Ttl Sqft: **1,550**

Lot Information

Lot Sz Ar: **3,692 sqft**
Lot Shape:

DOM

2

Layout

Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cleared,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

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

**Kitchen
Game Room
Furnace/Utility Room**

**Basement
Basement
Basement**

**6`7" x 10`6"
19`9" x 20`4"
4`10" x 5`3"**

**Laundry
Storage**

**Basement
Basement**

**6`11" x 5`3"
8`2" x 7`2"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9910898

Zoning:
R-CG

Remarks

Pub Rmks: **Wow! Location! location! location! ! The perfect 2 story House with Stucco siding in Martindale N.E. Calgary. 3+1 Bedrooms, 4 full Bathrooms, Fully finished 1 bedrooms (illegal) basement with large living room, kitchen, den, Separate Entrance and Laundry. Master Bedroom with large Walk-IN-Closet and full bath. 2 other large size bedrooms and a full bathroom. Quartz Countertops, Large deck, Near all Amenities-School's, Bus Stop, Shopping Plaza and much more! Large Back Yard and Paved Back lane, due to paved back lane and large lot not any problem for parking. Great opportunity for all types of buyers. Don't miss the chance.**

Inclusions: **Basement Goods: Refrigerator, Electric stove, Washer, Dryer, Hood fan.**

Property Listed By: **RE/MAX Real Estate (Central)**

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











