



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 MARTINGLEN Place, Calgary T3J 3J1**

MLS® #: **A2192346**      Area: **Martindale**      Listing Date: **02/05/25**      List Price: **\$649,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar: **5,909 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,218**  
 Low Sqft:  
 Ttl Sqft: **1,218**

DOM

**76**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **3.5 (3 1)**  
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,Pie Shaped Lot,Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,Pantry,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	144`4" x 19`9"	Dining Room	Main	12`6" x 8`11"
Bedroom - Primary	Main	12`10" x 13`11"	Kitchen	Main	12`6" x 9`1"
Bedroom	Main	12`10" x 11`0"	Bedroom	Main	9`6" x 9`11"
4pc Ensuite bath	Main	4`11" x 8`0"	4pc Bathroom	Main	4`10" x 7`9"
Foyer	Main	7`10" x 5`9"	Bedroom	Basement	8`8" x 10`9"
Bedroom	Basement	14`2" x 9`3"	Bedroom	Basement	11`3" x 10`10"
4pc Bathroom	Basement	5`0" x 8`6"	2pc Bathroom	Basement	6`1" x 2`11"

**Dining Room  
Storage**

**Basement  
Basement**

**11`10" x 89`7"  
21`10" x 7`6"**

**Kitchen**

**Basement**

**11`9" x 13`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9110589**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Well kept Bi-Level House comes With |Double attached Garage| Huge pie shape Lot with Back Alley Access| 3 Bedroom & 2 full bathroom Up| 3 Bedroom & 1.5 Bath Basement Suite (Illegal). Located close to Crossing Park SCHOOL, Sikh Temple, BUSES, LRT & SHOPPING. Main floor has large Living Room, Master Bedroom with 4-pc ensuite bath and additional 2 good size bedrooms with 4-pc common full bath. Basement is Fully finished MIL Suite (illegal)with Private Entrance from front Door, 3 Bedroom, one Full Bath and Half Bath. Fully fenced, landscaped. Shows very well, Click on 3D virtual tour, Don't miss this home, book a showing today!**

Inclusions:  
Property Listed By: **None  
URBAN-REALTY.ca**

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











