



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**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete, Stucco, Wood Frame**
Flooring: **Carpet, Laminate**
Water Source:
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	Zoning: R-CG				
Legal Desc:	9110589		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:	None				
Property Listed By:	URBAN-REALTY.ca				

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











