



THE
A-TEAM

**RE/MAX
FIRST**

84 MARTINVALLEY Crescent, Calgary T3J4L7

MLS® #: **A2193888**

Area: **Martindale**

Listing Date: **02/11/25**

List Price: **\$549,998**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,252**

Low Sqft:

Ttl Sqft: **1,252**

Lot Information

Lot Sz Ar: **3,121 sqft**

Lot Shape:

DOM

54

Layout

Beds: **3 (2 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

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

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Soaking Tub,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	11`7" x 11`0"	Bedroom	Second	9`11" x 11`8"
2pc Bathroom	Main	5`5" x 4`7"	4pc Ensuite bath	Second	7`6" x 4`11"
Bedroom	Basement	14`4" x 9`10"	3pc Ensuite bath	Basement	9`8" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0012486

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this beautiful home with over 1,500 sq. ft. of living space, located in the amazing community of Martindale. Perfectly situated within walking distance to Genesis Place, multiple schools (elementary, middle, and high), and the LRT, this home offers both convenience and comfort. Featuring: 3 BEDROOMS & 3 BATHROOMS - 2 spacious bedrooms upstairs; Basement features a large bedroom with ensuite and a kitchen area. LARGE HEATED GARAGE - Perfect for winter and security. AIR CONDITIONING - To keep you comfortable all summer long.**

Inclusions: **Garage Fridge, Kitchen Fridge, Microwave, Oven, Washer/Dryer**

Property Listed By: **TREC The Real Estate Company**

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







