



THE
A-TEAM

**RE/MAX
FIRST**

137 MARTINGLEN Way, Calgary T3J3L1

MLS®#: **A2194702** Area: **Martindale** Listing Date: **02/13/25** List Price: **\$584,900**
 Status: **Active** 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: **3,616 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,012**
 Low Sqft:
 Ttl Sqft: **1,012**

DOM

9
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Private, See Remarks**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony, Lighting, Private Yard, Storage**

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

Kitchen Appl: **Electric Range, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Closet Organizers, No Smoking Home, See Remarks, Separate Entrance**
 Utilities:

Room Information

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

Bedroom
Bonus Room
Laundry
Furnace/Utility Room

Basement
Basement
Basement
Basement

8`10" x 16`6"
12`4" x 12`11"
8`11" x 5`1"
5`1" x 7`0"

Bedroom
Kitchen
Game Room

Basement
Basement
Basement

10`5" x 8`10"
5`1" x 12`11"
18`0" x 12`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9111824

Zoning:
R-CG

Remarks

Pub Rmks: **LOCATION!!! Welcome to a very desirable community of Martindale . Open floor plan done in neutral colors - Master with ensuite, Three Bedrooms upstairs, kitchen with pantry, large and bright illegal basement suite self contained with separate entrance, large master with walk-in-closet -plenty of storage space including 6x12 shed - corner lot with lots of parking - large fenced yard - walking distance to McKnight LRT, business center, Super Store, Tim Horton's and more - schools from K to 12 close by - Crossing Park, Martindale Elementary, Nelson Mandela High - 3 kms to the Genesis Center. Seller will change all the upstairs appliance with brand new stainless steel appliances and all new paint will be done including with professional carpet cleaning before possession.**

Inclusions: **none**
Property Listed By: **Royal LePage METRO**

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













