



THE A-TEAM

RE/MAX FIRST

247 MARTINDALE Boulevard, Calgary T3J 2X8

MLS@#: A2196172 Area: Martindale Listing Date: 02/21/25 List Price: \$509,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1989
Finished Floor Area
Abv Sqft: 1,098
Low Sqft:
Ttl Sqft: 1,098
Lot Sz Ar: 3,024 sqft
Lot Shape:

DOM

1
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane,Front Yard,Level,Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Tile,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer
Int Feat: Central Vacuum,See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, 2pc Bathroom, Bedroom - Primary, Bedroom, Game Room, Laundry, Living Room, Kitchen, Pantry, Bedroom, 4pc Bathroom, Den, Furnace/Utility Room with their respective levels and dimensions.

Title: **Fee Simple**
Zoning: **R-CG**
Legal Desc: **8211473**

Remarks

Pub Rmks: **Welcome to 247 Martindale Blvd NE, a delightful detached home that offers comfort, convenience, and a perfect location in a family-friendly neighborhood. This charming property features 3 bedrooms, 1 full bath, and 1 half bath, making it an ideal space for families or those looking to settle into a cozy home. As you step inside, you'll be greeted by a warm and inviting living space that flows seamlessly into the dining area. The kitchen is designed for both functionality and style. One of the standout features of this home is the finished basement, offering additional living space that can be used as a recreation room, home office, or entertainment area. The basement also houses a washer and dryer. Outside, the property boasts a detached double car garage, providing secure parking and extra storage space. The backyard offers a private area perfect for outdoor activities, as well as extra storage nestled to the side of the property. Located in the heart of Martindale, this home is close to schools, parks, shopping, and public transportation, making it a prime location for easy living. Whether you're looking for a place to raise your family, or an investment opportunity, this property offers easy access to all essential amenities. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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









