

# \$449,900 - 32 Martindale Crescent Ne, Calgary

MLS® #A2138856

**\$449,900**

3 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

Welcome Home! This beautiful split level boasting 1,780 square feet of developed living space is situated on a quiet street in the mature community of Martindale. As you enter brand new vinyl plank flooring will lead you throughout the home. The first level offers plenty of space with a living room, dining area, breakfast nook, and functional kitchen with tons of cupboard and counter space. Upstairs you'll find a primary bedroom with enough space for a king bedroom set and a large walk-in closet. There is a door connected directly to the 4-piece washroom, for added convenience. There is a second spacious bedroom and a linen closet on this level. Venture downstairs to a large rumpus room/family room, with another full washroom. On the lower level, you'll find a 3rd bedroom, flex space, utility/ laundry room, and access to a massive crawl space. You'll have peace of mind owning this home with newer vinyl windows throughout, a new roof, high-eff furnace that was installed in 2014, and recently painted throughout. All of this is being offered for sale by homeowners who have loved and cared for this home for the past 36 years! Call your favorite realtor to book a private viewing today!

Built in 1984

## Essential Information

MLS® #

A2138856



|                |               |
|----------------|---------------|
| Price          | \$449,900     |
| Sold Price     | \$466,500     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 960           |
| Acres          | 0.06          |
| Year Built     | 1984          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 32 Martindale Crescent Ne |
| Subdivision | Martindale                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 2W4                   |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 6th, 2024  
Date Sold                        June 21st, 2024  
Days on Market                15  
Zoning                            R-C2  
HOA Fees                        0.00

**Listing Details**

Listing Office                    CIR Realty

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