

\$474,900 - 27 Martinview Crescent Ne, Calgary

MLS® #A2248526

\$474,900

3 Bedroom, 2.00 Bathroom, 816 sqft

Single Family on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to this charming and well-maintained 4-level split home, ideally situated in one of Martindale's most desirable neighbourhoods! With over 1,100sqft of developed living space, this home offers a smart, functional layout perfect for families, first-time buyers, or investors alike. As you step inside, you're greeted by a bright and spacious living room that flows naturally into the open-concept kitchen and dining area. The kitchen is equipped with stainless steel appliances, a pantry for extra storage, and convenient access to the side entrance—making day-to-day living simple and efficient. Upstairs, you'll find two generously sized bedrooms, including a comfortable primary bedroom, and a full 4-piece bathroom. The lower level adds even more space with a third bedroom, a 2-piece bathroom, and a cozy family room—great for movie nights, a kids' play area, or entertaining friends. The basement features a large laundry and utility area with tons of storage, along with a versatile den that could easily be converted to a fourth bedroom with the addition of a window. This home comes with major updates already completed for you: a new roof, siding, gutters, hot water tank, and front deck (2022), a new side deck (2023), and a brand new garage door and fencing (2024). Just move in and enjoy without the hassle of major renovations! Enjoy outdoor living in the sunny, private west facing backyard, complete with a deck that's perfect for relaxing,



gardening, or entertaining. Parking is never an issue with a single detached garage, additional parking pad, and plenty of street parking for guests. Located close to everything Martindale has to offer—playgrounds, schools, transit, shopping, the Genesis Centre, Dashmesh Culture Centre, parks, restaurants, and more—this home offers unbeatable value in a location that simply can't be beat.

(id:6289)

Built in 1989

Essential Information

Listing #	A2248526
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	816
Acres	0.09
Year Built	1989
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	27 Martinview Crescent Ne
Subdivision	Martindale
City	Calgary
Province	Alberta
Postal Code	T3J2S2

Amenities

Amenities	Park, Playground, Shopping
Features	See remarks, Back lane, PVC window
Parking Spaces	2
Parking	Detached Garage, Parking Pad
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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