

\$555,000 - 89 Martinvalley Crescent Ne, Calgary

MLS® #A2090421

\$555,000

4 Bedroom, 3.00 Bathroom, 1,090 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

****4-Level Split with LEGAL SUITE backing onto Green Space**** This is the PERFECT family home that you've been waiting for in a PREMIUM QUIET LOCATION or a great potential as a REVENUE property!! Recently updated to meet the legal basement suite requirements, this lovely 4 bedroom 4-LEVEL SPLIT sits on a nice-sized lot backing onto a beautiful GREEN SPACE and situated in the great community of Martindale, NE Calgary. With approx. 2,035 sq ft of developed living space, this home boasts a BRIGHT & OPEN main living area with wonderful high ceilings, a modern kitchen with ample cabinetries and well-kept appliances, THREE great-sized bedrooms and TWO full bathrooms on the upper level. The spacious master retreat is complete with a nice-sized closet, large window and a 3-piece ensuite bathroom. Showcasing a comfortable OPEN & AIRY main level layout, you'll enjoy lounging in the inviting living room with EAST facing windows, entertaining guests in the dining area and making delicious meals in your gourmet kitchen. The fully finished basement LEGAL SUITE with separate walk-up entrance offers a MASSIVE family room with a cozy gas fireplace, ONE large bedroom, updated kitchen with modern white cabinetries and well-kept appliances, and a full bathroom. A separate shared laundry room, equipped with side-by-side washer and dryer, makes it easy to access for both Units. The backyard is fully fenced and offers a great space to enjoy the



warmth of the afternoon WEST sunshine and the gorgeous VIEWS of the green space. The two car paved parking pad completes this great home. This is definitely a wonderful family home or REVENUE PROPERTY located in a GREAT QUIET LOCATION backing onto GREEN SPACE, close to schools, lots of shopping, amenities, public transportation and easy access to major roads. Don't miss out on this amazing opportunity!! CALL TODAY to book your own PRIVATE TOUR!!

Built in 2000

Essential Information

MLS® #	A2090421
Price	\$555,000
Sold Price	\$563,850
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,090
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	89 Martinvalley Crescent Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4L7

Amenities

Parking Spaces	2
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Parking	Parking Pad, Paved
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Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2023
Date Sold	November 14th, 2023
Days on Market	16
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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