

\$524,900 - 54 Martinvalley Way Ne, Calgary

MLS® #A2092529

\$524,900

4 Bedroom, 3.00 Bathroom, 822 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

LIVE UP RENT DOWN | INVESTOR/
FIRST-TIME HOME BUYER ALERT |
ILLEGAL SUITE | 4 BEDS | 3 BATH |
DOUBLE GARAGE | Calling All Investors and
First-Time Homebuyers! Discover an
incredible opportunity for generating revenue
with strong cash flow and long-term
investment potential. Whether you're a
first-time homebuyer or an investor eager to
expand your portfolio, your search ends here.
This Bi-Level property is conveniently situated
just a stone's throw away from the Manmeet
Singh Bhullar school, a park, and a bus stop,
making it an ideal choice for both tenants and
those embarking on their first homeownership
journey.

Upon entering the home, you'll be greeted by a
spacious and inviting living room adorned with
large windows. The main floor boasts a
generously sized kitchen with ample natural
light with a dining area.

The upper floor comprises two generously
proportioned bedrooms, a well-appointed
washroom, and a walk-in closet, ensuring
comfort and convenience. The basement is
thoughtfully finished with an illegal suite and a
separate entrance, offering two additional
bedrooms, separate laundry, separate kitchen
and a full washroom. Basement is very nicely
planned and can be rented to two different
tenants which is a great mortgage helper.



This property also comes with a double detached garage, adding more convenience. With a competitive price point, this unit is priced for a quick sale. Don't miss out—reach out to your preferred realtor to schedule a viewing today.

Built in 2000

Essential Information

MLS® #	A2092529
Price	\$524,900
Sold Price	\$519,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	822
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	54 Martinvalley Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4A1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,

	Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	November 28th, 2023
Days on Market	18
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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