

\$539,900 - 72 Martinvalley Crescent Ne, Calgary

MLS® #A2151291

\$539,900

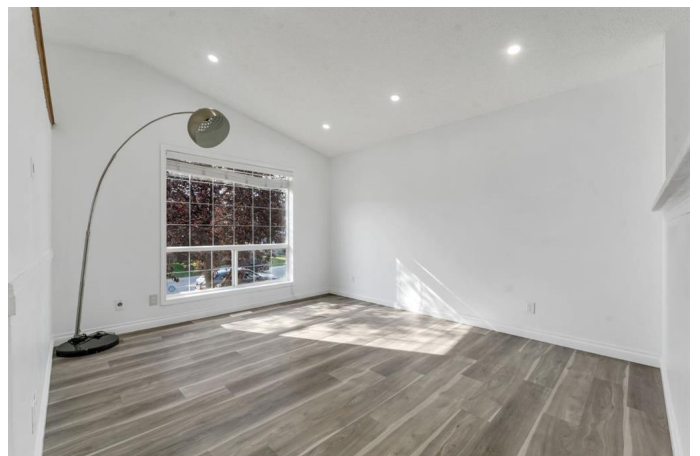
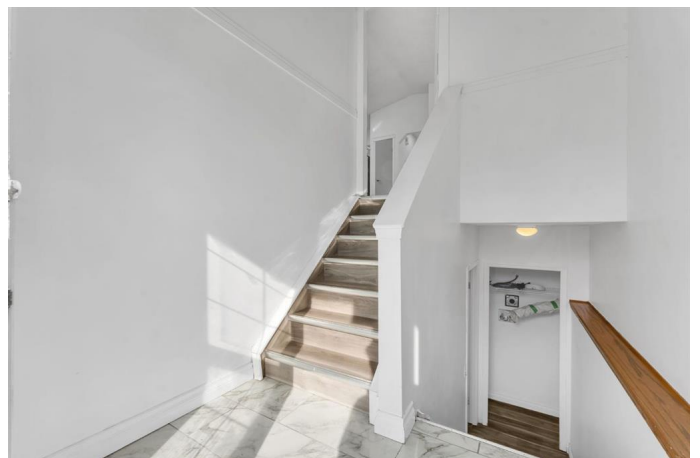
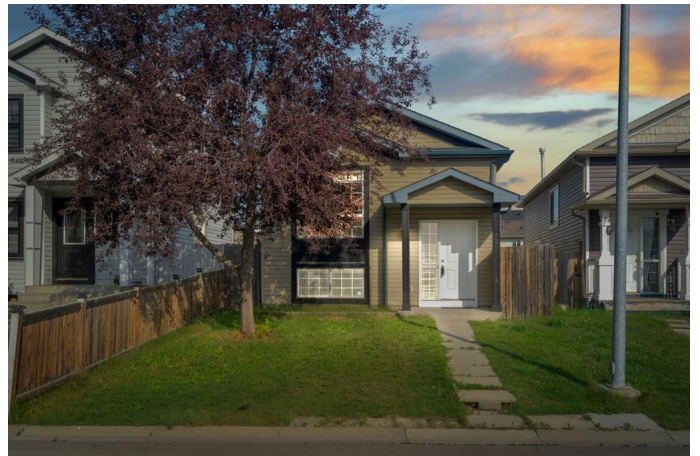
3 Bedroom, 2.00 Bathroom, 805 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

3 BED 2 BATH | DOUBLE GARAGE | NEWLY RENOVATED | ILLEGAL BASEMENT SUITE | VACANT PROPERTY | Welcome to your Dream Home in the vibrant community of Martindale, Calgary. This stunning bi-level home features an open-concept main level with large windows that flood the space with natural light. The modern kitchen is upgraded with new countertops and newer appliances, and it opens into a living room with new laminate flooring that extends into the kitchen and dining areas. Both bedrooms on this level have hardwood flooring. The primary bedroom is spacious with a large closet, and the second bedroom is well-sized. The full bathroom on this floor has been completely renovated. Fresh paint and updated fixtures throughout make this home perfect for first-time buyers or investors.

The basement, featuring an illegal suite, offers additional value and income potential. It includes a spacious family room, a full bathroom, a well-sized bedroom, and a kitchen. The shared laundry area is conveniently located in the basement. There are rough-ins already done for separate laundry as well. The south-facing yard is beautifully landscaped and fenced, ideal for outdoor activities. This property also includes ample parking in the front and an oversized double detached garage in the back for extra storage and parking. With its prime location near schools, the Genesis Centre, bus stops,



and the Saddletown LRT, this home is a perfect choice for families and investors alike. This stunning house is vacant and ready for you to move in. Schedule your viewing today and make this beautiful property yours!

Built in 2000

Essential Information

MLS® #	A2151291
Price	\$539,900
Sold Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	805
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	72 Martinvalley Crescent Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4L7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 26th, 2024
Days on Market	6
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.