

\$540,000 - 41 MartINVALLEY Place Ne, Calgary

MLS® #A2175164

\$540,000

4 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

BACK ON MARKET DUE TO FINANCING.

Welcome to this immaculate 4-bedroom, 2.5-bathroom residence where contemporary comfort meets multicultural charm. Step inside to discover dramatic vaulted ceilings and arched windows that flood the interior with natural light. The modern white kitchen shines with stainless steel appliances and a welcoming breakfast bar, flowing seamlessly into an open-concept main floor.

The thoughtfully designed living spaces feature a refined grey-and-white palette throughout, creating an atmosphere of sophisticated comfort. A spacious family room with soaring ceilings offers the perfect setting for gathering and entertaining. Updated bathrooms showcase quality oak vanities, while the home's exterior catches the eye with its distinctive cream and green trim complemented by mature evergreen trees.

Perfectly positioned in the heart of Martindale, this home sits just steps from the Genesis Centre's recreation facilities and library.

Families will appreciate the proximity to several excellent schools, including Manmeet Singh Bhullar School, Crossing Park School, Nelson Mandela School, and Light of Christ Catholic School. The location offers easy access to diverse dining along Martindale Boulevard, convenient CTrain service to downtown, and quick connections to Stoney Trail and the airport. The vibrant neighborhood pulses with year-round cultural events, active community life, and abundant parks and



walking paths.

Experience the perfect blend of modern living and community spirit in one of Calgary's most culturally dynamic neighborhoods. Move-in ready and waiting to welcome your family home. NOTE: 1) Just Installed New Hot Water Tank. 2)New siding and new shingles were installed in late 2021 as well as a new furnace motor.

Built in 2000

Essential Information

MLS® #	A2175164
Price	\$540,000
Sold Price	\$526,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	41 Martinvalley Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4A2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Microwave
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Date Sold	December 5th, 2024
Days on Market	41
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.