

\$589,900 - 73 Martinvalley Crescent Ne, Calgary

MLS® #A2175485

\$589,900

4 Bedroom, 3.00 Bathroom, 1,307 sqft

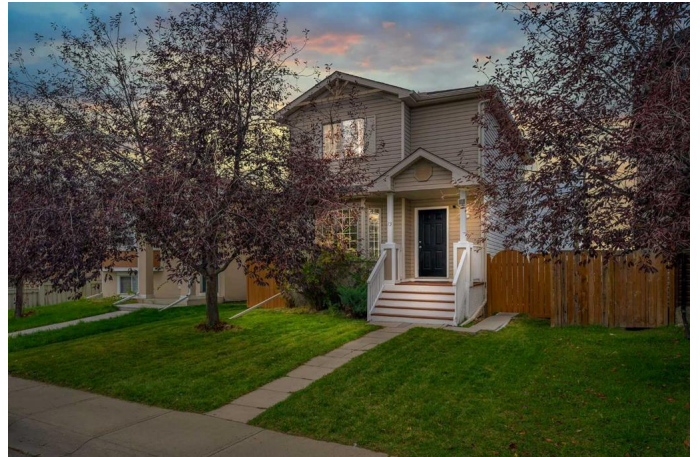
Residential on 0.08 Acres

Martindale, Calgary, Alberta

BACKING ON TO GREEN SPACE | ILLEGAL
BASEMENT SUITE W/ SEPARATE
ENTRANCE | DOUBLE CAR GARAGE |
DESIRED COMMUNITY OF MARTINDALE |

This beautifully renovated detached home in the highly sought-after community of Martindale is where modern comfort meets convenience, offering a lifestyle of ease and enjoyment. Backing onto a serene park and green space, the property provides not only stunning views but also a sense of privacy, making it the perfect retreat after a long day. Imagine stepping into the bright, welcoming foyer where there's ample space to store coats and shoes, keeping the entryway clutter-free. As you move into the living room, the large vinyl windows bathe the space in natural sunlight, creating a warm and inviting atmosphere, perfect for relaxing with family or entertaining guests. Picture yourself cooking in the stylish kitchen, complete with ample cabinetry to store all your kitchen essentials, a sleek island topped with quartz countertops for meal prep, and stainless steel appliances that add a modern touch. The kitchen seamlessly flows into the dining area, where you can easily envision hosting lively dinner parties or sharing quiet family meals.

Upstairs, the layout is designed with both comfort and practicality in mind. Two good-sized bedrooms provide space for kids, guests, or even a home office, while the nearby full bathroom is both functional and



stylish. The primary bedroom offers a peaceful sanctuary, complete with a generous walk-in closet where you can neatly organize your wardrobe.

Heading down to the basement, the separate side entrance leads to an illegal suite, which offers endless possibilities—whether it's for extended family, guests, or more. The basement includes a spacious bedroom, a fully equipped kitchen, a large recreation room where you can relax or entertain, and a laundry room that makes daily chores more convenient. The 3-piece bathroom in the basement adds even more practicality to this space.

Step outside into the backyard, and you'll find your private outdoor oasis. The large deck, complete with a charming pergola, is perfect for summer barbecues, relaxing with a good book, or enjoying a morning coffee while overlooking the greenery. The double detached garage offers ample parking and storage space, making it easy to keep your home tidy.

Located in the vibrant Martindale community, this home is close to everything you need. Picture walking to nearby public transportation for easy commuting, running errands at local shopping centers, or visiting the Dashmesh Gurdwara just minutes away. With access to medical clinics and other essential services, this home offers both comfort and convenience. Whether you're looking for a family home or an investment opportunity, this property provides a lifestyle that's easy to picture yourself living in.

Built in 2000

Essential Information

MLS® #	A2175485
Price	\$589,900
Sold Price	\$560,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	73 Martinvalley Crescent Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4L7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, On Street

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Closet Organizers, Vinyl Windows, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	City Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Date Sold	November 26th, 2024
Days on Market	32
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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