# \$559,999 - 228 Martinvalley Crescent Ne, Calgary

MLS® #A2175618

### \$559,999

4 Bedroom, 3.00 Bathroom, 1,229 sqft Residential on 0.07 Acres

Martindale, Calgary, Alberta

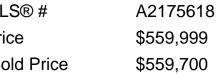
Welcome to this charming 1,228 sq ft detached home in the sought-after Martindale community in Calgary! This well-maintained property boasts 3 spacious bedrooms on the upper floor, a full bathroom upstairs, and a convenient half bathroom on the main floor. An additional 577 sq ft of fully finished basement space includes a fourth bedroom, a full bathroom, kitchen and a versatile rec room and laundry, perfect for added comfort or rental income potential.

Enjoy the convenience of a double detached garage and a low-maintenance backyard, ideal for relaxation and outdoor gatherings. This property is fully rented, making it an amazing opportunity for first-time homebuyers looking to offset their mortgage or for savvy investors looking to add to their portfolio. Don't miss out on this fantastic investment opportunity in a vibrant, family-friendly neighbourhood. A bunch of upgrades have been recently completed including new flooring, fresh paint and much more.



#### **Essential Information**

MLS®# Price Sold Price **Bedrooms** 4









Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 1,229 Acres 0.07 Year Built 2001

Type Residential
Sub-Type Detached
Style 2 Storey

Status Sold

## **Community Information**

Address 228 Martinvalley Crescent Ne

Subdivision Martindale
City Calgary
County Calgary
Province Alberta
Postal Code T3J4L6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Separate

Entrance

Appliances Dishwasher, Microwave, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 25th, 2024

Date Sold November 13th, 2024

Days on Market 18

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.