145 Martinvalley Crescent NE

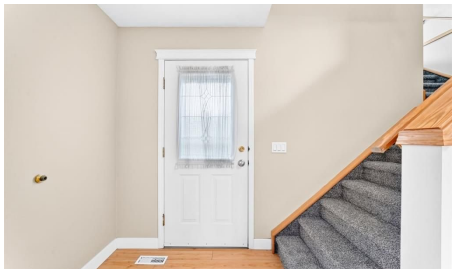
Calgary | Active | MLS® A2351968

$599,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2001**	**1,627.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Brilliant Realty

A closer look

A beautiful home is now available and ready for its next owners. Whether you’re a first time-time buyer, upgrading, or investing, this could be the perfect opportunity. This beautiful home is situated in the established community of Martindale. This well-maintained property is located in a family-friendly neighborhood located within walking distance to the CTrain, transit routes, schools, parks, shopping, and Genesis Centre. Also close to Calgary International Airport. The home has upgrades including new lights, carpet, new hardwood on the main floor, blinds, and freshly painted. The main floor features a bright living room with gas fireplace, a generous kitchen with ample cabinetry and a dining area perfect for entertaining. A convenient 2-piece powder room and main-floor laundry completes this level.The property offers a developed basement with one bedroom, and has potential to turn it into a secondary suite (subject to City of Calgary approval). On the upper level it offers 3 bedrooms plus a spacious bonus room filled with natural light. The impressive primary bedroom offers generous dimensions and a private 3-piece ensuite. Two additional spacious bedrooms and a full main bathroom provide ample accommodation for the entire family. Step outside to enjoy the north-facing backyard featuring a spacious deck, perfect for year-round outdoor entertaining. Please contact to book your showing via ShowingTime.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351968
Bedrooms	4
Bathrooms	3
Year Built	2001
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,627.5 sq. ft.

Main Level Finished Area:	677.2 sq. ft.
Upper Level Finished Area:	950.3 sq. ft.
Below Grade Finished Area:	560.1 sq. ft.
Acreage:	No
Lot Area:	3,681 sq. ft.
Lot Frontage:	32'1"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2001 (Age: 25)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0012875
Heating:	Forced Air, Natural Gas
Basement:	None, Finished
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile

Cooling:	None
Fireplaces:	1
Fireplace Details:	Decorative, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Martindale
Appliances:	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way
Main Floor	Dining Room · 11'6" × 9'1" ·
Main Floor	Kitchen · 11'2" × 9'1" ·
Main Floor	Pantry · 3'8" × 3'8" ·
Main Floor	Living Room · 15'2" × 14' ·
Main Floor	Entrance · 8'4" × 6'4" ·
Main Floor	Laundry · 6'1" × 5' ·
2nd Floor	Bonus Room · 17' × 13'7" ·
2nd Floor	Bedroom · 12'7" × 8'5" ·
2nd Floor	Bedroom · 10'4" × 8'11" ·
2nd Floor	Bedroom - Primary · 17'4" × 11'3" ·
Basement	Bedroom · 9'10" × 8' ·

Basement	Game Room · 22'1" × 14'10" ·
Basement	Furnace/Utility Room · 9'11" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C1N
Listed Date:	Oct 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/145-martinvalley-crescent-ne-calgary-a2351968/

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