187 Martinvalley Crescent NE

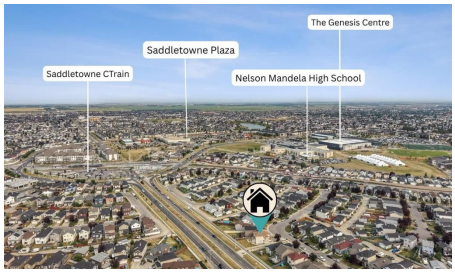
Calgary | Active | MLS® A2348577

$599,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2001**	**1,379.62 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

OPEN HOUSE SUNDAY OCT 18TH: 2PM-4PM**STELLAR DEAL ALERT! UNDER $600K + ILLEGAL BASEMENT SUITE + RENOVATED HOME + HUGE BACKYARD + PRIME LOCATION! THIS ONE HAS IT ALL! Welcome to this beautiful, well-maintained two-storey home in one of Martindale's most convenient locations, where almost everything you need is within walking distance. ONE OF THE BIGGEST LOTS IN MARTINDALE | WALKING DISTANCE TO GURDWARA SAHIB | WALK TO C-TRAIN STATION | WALK TO SHOPPING PLAZA | WALK TO CHALO FRESHCO | NO HOMES BEHIND | HUGE BACKYARD | DOUBLE FRONT ATTACHED GARAGE | BRAND NEW ROOF | FRESHLY PAINTED | 4 BEDROOMS | 3.5 BATHROOMS | UPDATED KITCHEN | HIGH-GLOSS CABINETRY | QUARTZ COUNTERTOPS | NEWER VINYL FLOORING | NEW BASEMENT CARPET | ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE. Live up and rent down or rent both levels for excellent income potential. If location is at the top of your list, this home is hard to beat. Enjoy the convenience of walking to the C-Train station, Gurdwara Sahib, Chalo FreshCo, shopping, schools and everyday amenities, making this an ideal home for families and an excellent opportunity for investors. The main floor offers a spacious living room with a cozy gas fireplace, an updated kitchen featuring high-gloss cabinetry, quartz countertops, a pantry and plenty of workspace, plus a good-sized dining area and convenient powder room. The double front-attached garage adds secure parking and storage. Upstairs features three generous bedrooms, including a spacious primary bedroom with a 4-piece ensuite, large soaker tub and walk-in closet. Two additional bedrooms provide excellent space for family, parents or guests. Upper-floor laundry adds convenience. The 1-bedroom illegal basement suite with separate entrance offers excellent flexibility. New basement carpet adds a fresh touch to the lower level. With all major amenities within walking distance, this is an exceptional location for tenants and an attractive opportunity for investors. Outside, the property truly stands apart. Sitting on one of the biggest lots in Martindale, the home offers a massive backyard with no homes directly behind, creating a rare combination of space, privacy and outdoor enjoyment. The home has been freshly painted and features a brand new roof, adding peace of mind for the new owner. A fantastic opportunity in a prime Martindale location with an updated kitchen, newer flooring, new basement carpet, large lot, no homes behind, double attached garage and basement suite. Live up and rent down or rent both levels. Book your private showing today before it's gone.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348577
Bedrooms	4
Bathrooms	4
Year Built	2001
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	1,379.62 sq. ft.
Acreage:	No
Lot Area:	5,037 sq. ft.
Lot Frontage:	0'
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2001 (Age: 25)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0012875
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Martindale
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Inclusions:	NA
Restrictions:	None Known
Main Floor	Dining Room · 8'11" × 8'6" ·
Main Floor	Kitchen · 10'7" × 10'4" ·
Main Floor	Living Room · 10'7" × 10'4" ·
2nd Floor	Bedroom · 11'1" × 10'9" ·
2nd Floor	Bedroom · 11'4" × 10'9" ·
2nd Floor	Bedroom - Primary · 13'2" × 11'5" ·
Basement	Bedroom · 9'11" × 9'11" ·
Basement	Den · 8'1" × 5'7" ·

Basement	Game Room · 12' × 10'3" ·
Basement	Furnace/Utility Room · 10'4" × 5'8" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/187-martinvalley-crescent-ne-calgary-a2348577/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 24, 2026 at 06:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.