

# \$530,000 - 84 MartINVALLEY Crescent Ne, Calgary

MLS® #A2238954

## \$530,000

3 Bedroom, 2.00 Bathroom, 1,252 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome to this beautifully maintained home offering over 1,500 sq. ft. of functional living space in the desirable and family-friendly community of Martindale.

Perfectly situated just minutes from Genesis Centre, multiple schools (elementary to high school), and Martindale LRT Station, this home blends convenience, comfort, and value.

Key Features:

- 3 bedrooms & 3 full bathrooms, including a fully developed basement with large bedroom, ensuite, and kitchenette – ideal for guests, extended family, or potential rental
- Vaulted ceilings in the main floor living room provide an open, airy feel
- Detached, oversized heated double garage with alley access – great for secure parking, storage, or a workshop
- Fenced backyard with small concrete patio, perfect for summer BBQs and room for kids or pets to play
- Backyard pre-wired for a hot tub
- Central air conditioning to stay cool during hot Calgary summers!

Recent Upgrades:

- Brand new roof (2025)
- Brand new Carpet (2025)
- Hot water tank (2023)
- New furnace (2021)

Located on a quiet street, this move-in ready home offers an excellent opportunity for first-time buyers, growing families, or savvy investors.



Built in 2001

## Essential Information

MLS® #	A2238954
Price	\$530,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	84 Martinvalley Crescent Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4L7

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Vinyl Windows
Appliances	Central Air Conditioner, Electric Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Microwave, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Land
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	TREC The Real Estate Compar
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