



GRASSROOTS
REALTY GROUP

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27 Martinview Crescent NE
Calgary, Alberta

MLS # A2224906



\$499,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	816 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Parking Pad, Single		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully laid out 4 level split home in a highly desired area of Matindale! With well over 1,100sqft of living space, this home offers the perfect blend of space, function, and location. Step inside and you're welcomed into an airy and comfortable living room that flows seamlessly into the open kitchen and dining area - an ideal layout for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances, a pantry for extra storage, and direct access to the side entrance for added convenience. On the upper level you'll find a 4-piece bathroom, the spacious primary bedroom as well as an additional bedroom, providing a functional and family friendly layout. The lower level includes a third bedroom, a 2-piece bathroom, and a spacious and cozy family room - the perfect space for relaxing or hosting guests. Heading into the basement, you'll find the large utility room with laundry and ample storage as well as a den that's just shy of being a bedroom - add a window, and it's complete. Major upgrades have already been taken care of, including a new roof, gutters, siding, hot water tank, and front deck (2022), side deck (2023), as well as a new garage door and fencing (2024) - just move in and enjoy! Head outside into the sunny, private west facing backyard complete with a deck - perfect for relaxing or entertaining. In addition to ample street parking, you'll enjoy a single detached garage with an additional parking pad, offering extra convenience for multi-vehicle households or guests. Located in the heart of Martindale, you're only steps from a playground, and minutes to Dashmesh Culture Centre, Genesis Centre, LRT, schools, buses, shopping, parks, restaurants and much more - a location that truly has it all!

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