



GRASSROOTS
REALTY GROUP

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**231 Martinvalley Crescent NE
Calgary, Alberta**

MLS # A2226094



\$575,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,079 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 231 Martinvalley Crescent NE – a fully renovated 2-storey home with a separate side entrance to the basement! This property offers 3 bedrooms and 2 full bath upstairs, plus a fully finished basement (2 bed & 1 bath)providing additional living space. Recent updates include new countertops, fresh paint, and modern finishes throughout, making this home completely move-in ready. Currently tenant-occupied on both levels, the home generates an impressive \$3,500/month in rental income, making it an excellent turnkey investment opportunity. Ideally located in the family-friendly community of Martindale, close to schools, parks, shopping, public transit, and the LRT station. Whether you’re an investor seeking strong cashflow or a buyer looking for a renovated home with income potential, this property checks all the boxes!