

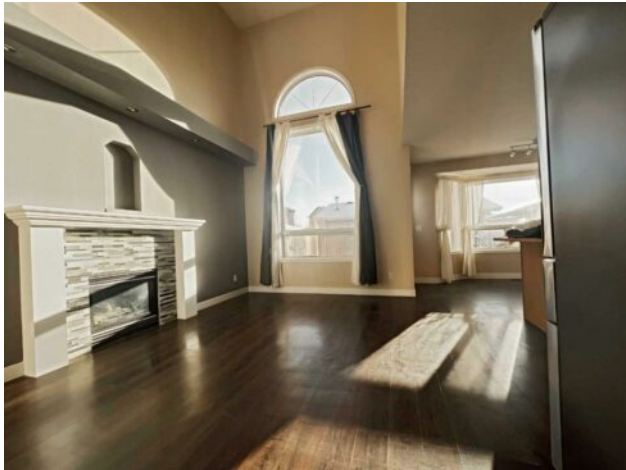


GRASSROOTS
REALTY GROUP

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**84 Martinvalley Crescent NE
Calgary, Alberta**

MLS # A2238954



\$530,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,252 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Vinyl Windows		

Inclusions: GARAGE FRIDGE

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.