



GRASSROOTS
REALTY GROUP

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65 Martinvalley Road NE
Calgary, Alberta

MLS # A2245045



\$559,999

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,491 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

Welcome to this well kept 4-level split home located on a quiet street in the highly sought-after community of Martindale, with over 2,000 sq. ft. of developed space, this home features 5 bedrooms and 2.5 bathrooms, offering plenty of room for a large and growing family. The main floor showcases a bright living room with a bay window, a spacious dining area and a modern kitchen with quartz countertops and ceiling-height cabinetry. The third level offers a large family room with big windows and a cozy gas fireplace, ideal for entertaining or relaxing. The primary bedroom includes dual closets and direct access to the main bathroom. A 2-piece bathroom and separate laundry area add extra convenience. The walk-out basement is fully finished with its own second kitchen, two bedrooms, and a spacious living area and currently rented, providing excellent mortgage helper potential. Additional features include a double detached garage, alley access, and a fully fenced front and backyard, a new roof and siding, replaced in 2025. Located close to schools, parks, public transit and the Gurdwara Sahib. Don't miss this incredible opportunity, schedule your showing today!