



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

18 Martinvalley Way NE
Calgary, Alberta

MLS # A2262664



\$495,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,110 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this 2-storey detached home located in the heart of Martindale! This property offers excellent potential with 3 bedrooms, 2 full bathrooms, and an unfinished basement ready for your personal touch. The main floor features a bright living area and easy access to a large deck—perfect for family gatherings or summer BBQs. A double detached garage provides ample parking and storage space. Conveniently located close to schools, parks, shopping, public transit, and all major amenities.