



**GRASSROOTS**  
REALTY GROUP

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**29 Martinvalley Place NE**  
**Calgary, Alberta**

**MLS # A2263304**



**\$585,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance, Storage		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully upgraded and fully developed 4-level split home with a double detached garage, perfectly situated in the heart of Martindale! This charming property offers a fantastic blend of comfort, convenience, and investment potential. Enjoy new flooring, a spacious backyard ideal for summer gatherings, and a prime location just steps from schools, parks, Dashmesh Culture Centre, Al Madina Islamic Assembly, grocery stores, and transit &mdash; plus quick access to the airport. The main floor features a bright living area, dining space, functional kitchen, 3 bedrooms, and a full bath. The basement suite (illegal) includes 2 bedrooms, a rec room, kitchen, living area, full bath, utility space, and a separate entrance &mdash; perfect for extended family or rental opportunities. Whether you're a first-time buyer or an investor looking for a property with great amenities and income potential, this home is a must-see! Book your showing today and make this Martindale gem yours!