



GRASSROOTS
REALTY GROUP

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57 Martinview Crescent NE
Calgary, Alberta

MLS # A2271837



\$489,990

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,021 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Unassigned		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: none

Discover the perfect blend of comfortable family living and exceptional investment opportunity at 57 Martinview Crescent NE. This fully renovated bi-level is ready to welcome you, featuring three generous bedrooms and a bright, functional layout on the main floor with a fully finished basement. The living room effortlessly connects to a formal dining room, creating an ideal space for making memories with loved ones. The true gem of this home lies below in the fully finished basement (illegal suite), which is configured as a 2 bedroom suite. This incredible feature unlocks a world of possibilities. Practicality meets peace of mind with newer shingles and siding, ensuring years of low-maintenance living. The property is further enhanced by its huge, versatile lot, offering ample room for play, gardening, or future expansion. All of this is situated in a prime location that puts you just minutes from every amenity you could need, including top schools, multiple bus routes, the LRT station, shopping centers, and the Superstore. Don't miss your chance to own this versatile and valuable property schedule your viewing today