



GRASSROOTS
REALTY GROUP

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**79 Martinview Crescent NE
Calgary, Alberta**

MLS # A2272078



\$498,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	943 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Vinyl	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: None

Welcome to one of the most sought-after communities in Martindale. This beautifully renovated 4-level split offers 1,673 sq. ft. of thoughtfully designed living space, featuring 4 bedrooms and 2 full bathrooms. The home is fully finished on all four levels, with two bedrooms on the upper level and two bedroom and bathroom basement suite (Illegal) with separate entrance on the lower level. Notable upgrades includes Vinyl flooring throughout, new windows, updated kitchen cabinets, a new backsplash and countertops, new furnace a stainless steel appliance package, fresh paint throughout, and an oversized double detached garage. Additional features include a separate fenced dog run, a convenient side entrance, and an extra double concrete parking pad at the front of the property for additional parking. Situated on an exceptionally large lot, this home offers ample backyard space even with the garage. Located on a quiet crescent close to schools, shopping, transit, and all amenities, this property is truly a must-see. Vacant and available for quick possession.