



**35 Martinview Crescent NE  
Calgary, Alberta**

**MLS # A2304500**



**\$469,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Lawn, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to this 2-storey home nestled on a quiet crescent in the desirable community of Martindale—perfect for families, first-time buyers, or investors alike. Step inside to a bright and functional main floor featuring durable vinyl plank flooring throughout the living and dining areas, offering both style and easy maintenance. The kitchen is thoughtfully positioned at the rear of the home, complete with patio doors that open directly onto the backyard—ideal for summer BBQs, entertaining, or simply enjoying your outdoor space. Upstairs, you’ll find three comfortable bedrooms along with a full 4-piece bathroom, providing a practical layout for growing families. Outside, the home is finished with resilient Hardie board siding, known for its durability and low maintenance. The property also includes a spacious 20x24 double detached garage, offering ample room for parking, storage, or a workshop setup. Conveniently located within walking distance to local shopping and the McKnight—Westwinds station, commuting and daily errands are effortless, plus a community park just a few houses down the street. A fantastic opportunity in a family-friendly neighborhood—this home combines comfort, convenience, and long-term value.