



**78 Martinview Crescent NE  
Calgary, Alberta**

**MLS # A2298822**



**\$499,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Tankless Hot Water		

**Inclusions:** All furniture in the house, except the basement bedroom bed, is available for sale.

Discover this WELL-MAINTAINED & FULLY FINISHED TWO-STOREY HOME in the highly desirable community of MARTINDALE, offering approximately ~1600 SQFT OF TOTAL LIVING SPACE and exceptional value for both FAMILIES AND INVESTORS in a QUIET, FAMILY-FRIENDLY NEIGHBORHOOD. Step inside to a SPACIOUS LIVING ROOM that flows effortlessly into the dining area&mdash;perfect for everyday living and entertaining. The home features a NEWLY INSTALLED KITCHEN WITH HIGH-END FINISHES, complemented by LARGE WEST-FACING WINDOWS that fill the space with natural light. Enjoy outdoor living with a GOOD-SIZED DECK and FULLY FENCED BACKYARD, ideal for summer BBQs and relaxing evenings. Upstairs offers a PRIMARY BEDROOM WITH LARGE CLOSET, along with TWO ADDITIONAL BEDROOMS and a FULL BATHROOM, making it perfect for growing families. The FULLY FINISHED BASEMENT (ILLEGAL-SUITE) includes a SEPARATE SIDE ENTRANCE, KITCHEN, LAUNDRY, and features a NEW FLOOR AND UPDATED BATHROOM. Currently rented at \$1,250/month (including utilities), it serves as an excellent MORTGAGE HELPER. The CURRENT TENANTS ARE GREAT AND WOULD LIKE TO STAY, however they are flexible and can vacate depending on the buyer's requirements. This home has seen extensive upgrades, including POLY-B PLUMBING REPLACED WITH PEX, NEW ROOF (2022), NEW SIDING (2023), and NEW FURNACE & TANK LESS HOT WATER (2025)&mdash;offering peace of mind for years to come. Outside, enjoy a LARGE PARKING PAD FOR UP TO 3 VEHICLES with convenient BACK ALLEY ACCESS and ample space for a FUTURE DETACHED GARAGE OR SEPARATE BACKYARD LEGAL\* SUITE (\*subject to approval and permitting

by the city/municipality). Buyers may also take advantage of the CITY OF CALGARY BACKYARD LEGAL\* SUITE INCENTIVE (UP TO \$35,000, \*subject to approval and permitting by the city/municipality), making this an excellent opportunity for additional income or extended family living. Ideally located within walking distance to SCHOOLS, PARKS, PLAYGROUNDS, SHOPPING, C-TRAIN, AND SIKH TEMPLE (GURUDWARA), including proximity to NELSON MANDELA HIGH SCHOOL, and with EASY ACCESS TO MAJOR ROADS AND CALGARY INTERNATIONAL AIRPORT, this home delivers unmatched convenience. Check out the 3D tour. Call your favorite agent to book a showing - opportunities like this don't last long!