



GRASSROOTS
REALTY GROUP

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18 Martinview Crescent NE
Calgary, Alberta

MLS # A2311894



\$450,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	960 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Central	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters		

Inclusions: None

Welcome to 18 Martinview Crescent NE, a beautifully maintained 4 bedroom, 2 bathroom home situated on a spacious corner lot in the heart of the community. Offering over 1,700 sqft of developed living space, this charming 4 level split provides a functional and versatile layout perfect for growing families, first time buyers, or investors alike. Step inside to discover multiple living areas filled with natural light, creating the perfect balance of comfort and functionality. The thoughtfully designed floor plan offers plenty of room for both everyday living and entertaining, with spacious gathering areas that make hosting family and friends effortless. The kitchen and dining area flow seamlessly together while the split level design provides privacy and flexibility throughout the home. With four generously sized bedrooms and two full bathrooms, there is ample space for families of all sizes. Outside, enjoy the added benefits of a large corner lot with extra yard space, great curb appeal, and a double detached garage offering plenty of parking and storage. Conveniently located close to schools, parks, playgrounds, shopping, public transit, and major roadways, this home combines comfort, space, and accessibility in an established family-friendly neighbourhood. A fantastic opportunity to own a well-cared-for property with room to grow.