



GRASSROOTS
REALTY GROUP

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7 Martinview Crescent NE
Calgary, Alberta

MLS # A2319189



\$474,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,006 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

****REDUCTION**** HOW IS THIS NOT THE ONE? Do you want Poly B? do you want upgrades.....? Located on a quiet crescent with no through traffic, this extensively updated 3-bedroom, 2-bathroom home offers exceptional value with many of the major ownership expenses already completed. Featuring a finished basement, double detached garage, and numerous significant upgrades, this is a move-in ready home you can enjoy with confidence. Do you want to avoid the risk \$ and insurance issues with Poly-B? All the Poly-B plumbing has been professionally removed and replaced with new PEX plumbing (2024), providing valuable peace of mind for future owners. Additional major improvements include new main floor and upper windows (2021), new stucco exterior (2021), new double detached garage (2021), new furnace (2020), new 100-amp electrical panel, new deck and concrete pathways (2022), fully renovated upper bathroom (2025), BRAND NEW LUXURY VINYL PLANK FLOORING throughout the main level (May 2026), and the entire house was painted (May 2026). The beautifully renovated kitchen (2022) features quartz countertops, full-height cabinetry extending to the ceiling, and exceptional storage. The finished basement adds valuable living space with a family room, flex area, and full bathroom. Outside, enjoy the fully fenced yard, rear lane access, private outdoor space, and double detached garage. Conveniently located close to schools, parks, shopping, transit, Martindale C-Train Station, Genesis Centre, and major routes including Stoney Trail and Deerfoot Trail. A bus stop is located just steps away, and there are no HOA fees.