



**145 Martinvalley Crescent NE
Calgary, Alberta**

MLS # A2324295



\$625,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,628 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: n/a

A beautiful home is now available and ready for its next owners. Whether you're a first time-time buyer, upgrading, or investing, this could be the perfect opportunity. This beautiful home is situated in the established community of Martindale. This well-maintained property is located in a family-friendly neighborhood located within walking distance to the CTrain, transit routes, schools, parks, shopping, and Genesis Centre. Also close to Calgary International Airport. The main floor features a bright living room with gas fireplace, a generous kitchen with ample cabinetry and a dining area perfect for entertaining. A convenient 2-piece powder room and main-floor laundry completes this level. The property offers a developed basement with one bedroom, and has potential to turn it into a secondary suite (subject to City of Calgary approval). On the upper level it offers 3 bedrooms plus a spacious bonus room filled with natural light. The impressive primary bedroom offers generous dimensions and a private 3-piece ensuite. Two additional spacious bedrooms and a full main bathroom provide ample accommodation for the entire family. Step outside to enjoy the north-facing backyard featuring a spacious deck, perfect for year-round outdoor entertaining. Please contact to book your showing via ShowingTime.