



GRASSROOTS
REALTY GROUP

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133 Martinvalley Crescent NE
Calgary, Alberta

MLS # A2330683



\$519,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,399 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		
Inclusions:	None		

NEW SINDING | NEW ROOF | A/C | DOUBLE ATTACHED GARAGE | MOVE IN READY CONDITION | Well-kept 2-storey home with 3-bedroom, 1.5-bathroom tucked into a quiet crescent in Martindale. Step inside to a sunny, open main floor featuring a spacious living room, large front window, and a functional kitchen with plenty of cabinet space. Enjoy meal prep and cooking time with a bright central island. The dining area features a sliding door that opens directly onto the backyard deck, creating an effortless indoor-outdoor flow. A convenient half bath completes the main level. The upper floor is enhanced by a spacious bonus room complete with a cozy fireplace, creating a warm and inviting second living area. You'll find three comfortable bedrooms, including a generous primary suite and a full 4-piece bathroom. The fully finished basement adds valuable extra living space, featuring a spacious recreation room perfect for movie nights, a play area, home gym, or a cozy hangout spot. This home includes a double attached front garage, with direct access from the front driveway for effortless coming and going, especially during Calgary's winter months. Outside, enjoy a fully fenced backyard with room for a garden, or play space. Located in the heart of Martindale, this home offers quick access to schools, parks, the Genesis Centre, Saddletowne LRT, and nearby shopping—making daily errands and commuting exceptionally convenient. Don't miss your chance to own a well-maintained, move-in-ready home in Martindale. Book your private showing today.