

27 Martinview Crescent NE Calgary, Alberta

MLS # A2248526



\$474,900

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|------------------|--|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 816 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Garage Door Opener, Garage Faces Rear, Parking Pad, Single | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows | | |

Inclusions: N/A

Welcome to this charming and well-maintained 4-level split home, ideally situated in one of Martindale's most desirable neighbourhoods! With over 1,100sqft of developed living space, this home offers a smart, functional layout perfect for families, first-time buyers, or investors alike. As you step inside, you're greeted by a bright and spacious living room that flows naturally into the open-concept kitchen and dining area. The kitchen is equipped with stainless steel appliances, a pantry for extra storage, and convenient access to the side entrance—making day-to-day living simple and efficient. Upstairs, you'll find two generously sized bedrooms, including a comfortable primary bedroom, and a full 4-piece bathroom. The lower level adds even more space with a third bedroom, a 2-piece bathroom, and a cozy family room—great for movie nights, a kids' play area, or entertaining friends. The basement features a large laundry and utility area with tons of storage, along with a versatile den that could easily be converted to a fourth bedroom with the addition of a window. This home comes with major updates already completed for you: a new roof, siding, gutters, hot water tank, and front deck (2022), a new side deck (2023), and a brand new garage door and fencing (2024). Just move in and enjoy without the hassle of major renovations! Enjoy outdoor living in the sunny, private west facing backyard, complete with a deck that's perfect for relaxing, gardening, or entertaining. Parking is never an issue with a single detached garage, additional parking pad, and plenty of street parking for guests. Located close to everything Martindale has to offer—playgrounds, schools, transit, shopping, the Genesis Centre, Dashmesh Culture Centre, parks, restaurants, and more—this home offers unbeatable value in a

location that simply can't be beat.