

# \$525,000 - 84 Martinvalley Crescent Ne, Calgary

MLS® #A2221668

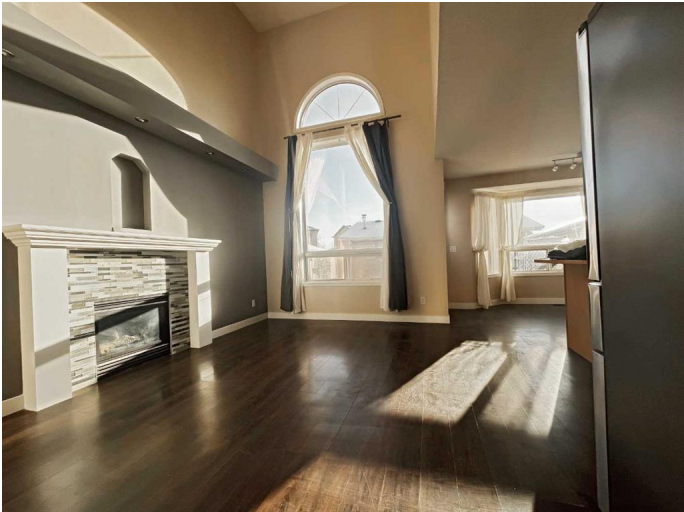
**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,252 sqft  
Residential on 0.01 Acres

Martindale, Calgary, Alberta

Welcome to this beautiful home with over 1,500 sq. ft. of living space, located in the amazing community of Martindale. Perfectly situated within walking distance to Genesis Place, multiple schools (elementary, middle, and high), and the LRT, this home offers both convenience and comfort. Featuring: 3 BEDROOMS & 3 BATHROOMS – 2 spacious bedrooms upstairs; Basement features a large bedroom with ensuite and a kitchen area. LARGE HEATED GARAGE – Perfect for winter and security. AIR CONDITIONING - To keep you comfortable all summer long - Backyard has been pre-wired for a Hot Tub. Newer Hot Water Tank (2023) - Furnace Replaced in 2021

Built in 2001



## Essential Information

MLS® #	A2221668
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.01
Year Built	2001
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	84 Martinvalley Crescent Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4L7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

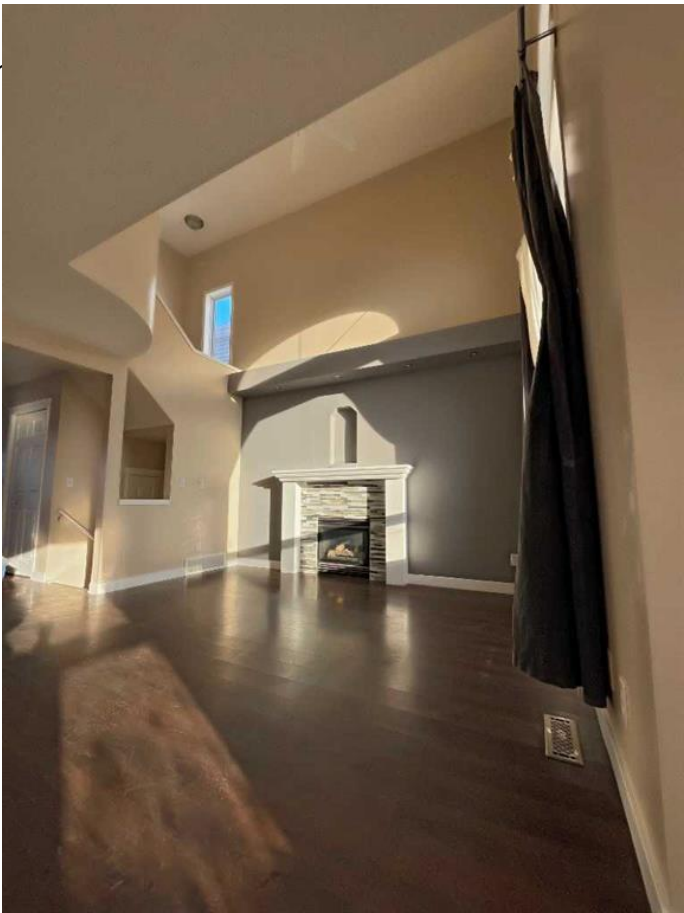
Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

### Additional Information

Date Listed	May 15th, 2025
Days on Market	33
Zoning	R-CG

Listing Details

Listing Office                   TREC The Real Estate Compar



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