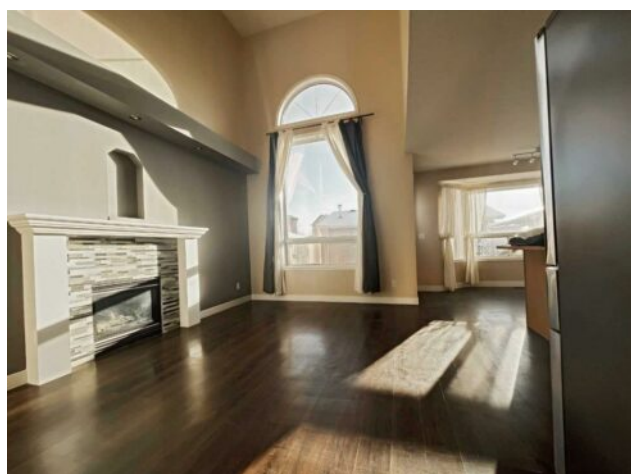


84 Martinvalley Crescent NE  
Calgary, Alberta

MLS # A2238954



**\$530,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Vinyl Windows		

**Inclusions:** GARAGE FRIDGE

Welcome to this beautifully maintained home offering over 1,500 sq. ft. of functional living space in the desirable and family-friendly community of Martindale. Perfectly situated just minutes from Genesis Centre, multiple schools (elementary to high school), and Martindale LRT Station, this home blends convenience, comfort, and value. Key Features: • 3 bedrooms & 3 full bathrooms, including a fully developed basement with large bedroom, ensuite, and kitchenette – ideal for guests, extended family, or potential rental • Vaulted ceilings in the main floor living room provide an open, airy feel • Detached, oversized heated double garage with alley access – great for secure parking, storage, or a workshop • Fenced backyard with small concrete patio, perfect for summer BBQs and room for kids or pets to play • Backyard pre-wired for a hot tub • Central air conditioning to stay cool during hot Calgary summers! Recent Upgrades: • Brand new roof (2025) • Brand new Carpet (2025) • Hot water tank (2023) • New furnace (2021) Located on a quiet street, this move-in ready home offers an excellent opportunity for first-time buyers, growing families, or savvy investors.