

# \$549,998 - 84 Martinvalley Crescent Ne, Calgary

MLS® #A2193888

## \$549,998

3 Bedroom, 3.00 Bathroom, 1,252 sqft  
Residential on 0.07 Acres

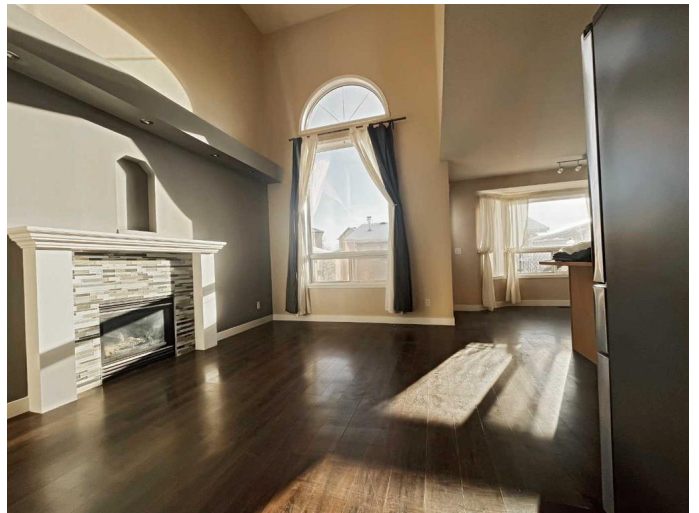
Martindale, Calgary, Alberta

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 â€” 2 spacious bedrooms upstairs; Basement features a large bedroom with ensuite and a kitchen area. LARGE HEATED GARAGE â€” Perfect for winter and security. AIR CONDITIONING - To keep you comfortable all summer long.

Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193888    |
| Price          | \$549,998   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,252       |
| Acres          | 0.07        |
| 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    | February 11th, 2025 |
| Days on Market | 53                  |
| Zoning         | R-CG                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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