

\$530,000 - 84 MartINVALLEY Crescent Ne, Calgary

MLS® #A2238954

\$530,000

3 Bedroom, 2.00 Bathroom, 1,252 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

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.



Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2238954 |
| Price | \$530,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| 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 | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Vinyl Windows |
| Appliances | Central Air Conditioner, Garage Control(s), Microwave, Electric Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Electric Water Heater |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|-------------------|-----------------------------|
| Fireplaces | Electric, Family Room |
| Has Basement | Yes |
| Basement | Finished, Full |
| Exterior | |
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Front Yard, Land |
| Roof | Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 7 |
| Zoning | R-CG |

Listing Details

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



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