

# \$499,900 - 27 Martinview Crescent Ne, Calgary

MLS® #A2224906

**\$499,900**

3 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to this beautifully laid out 4 level split home in a highly desired area of Matindale! With well over 1,100sqft of living space, this home offers the perfect blend of space, function, and location.

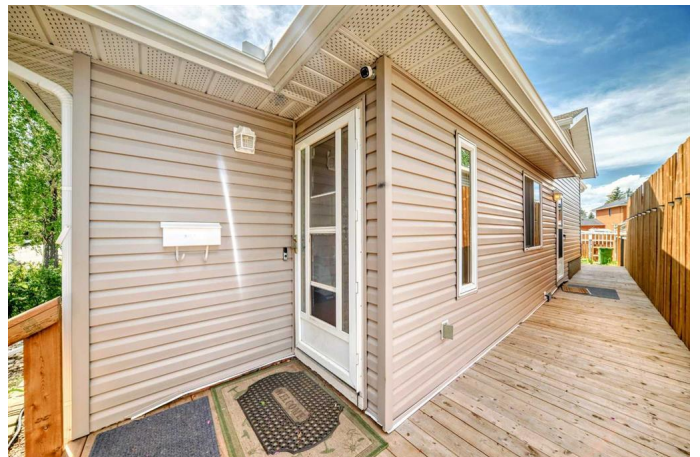
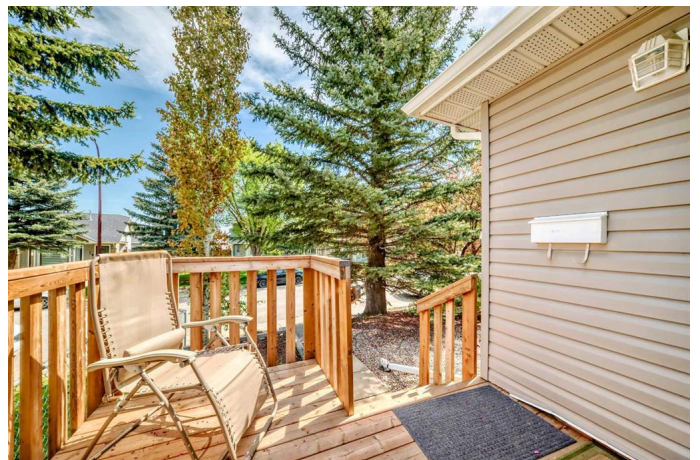
Step inside and you're welcomed into an airy and comfortable living room that flows seamlessly into the open kitchen and dining area - an ideal layout for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances, a pantry for extra storage, and direct access to the side entrance for added convenience.

On the upper level you'll find a 4-piece bathroom, the spacious primary bedroom as well as an additional bedroom, providing a functional and family friendly layout.

The lower level includes a third bedroom, a 2-piece bathroom, and a spacious and cozy family room - the perfect space for relaxing or hosting guests.

Heading into the basement, you'll find the large utility room with laundry and ample storage as well as a den that's just shy of being a bedroom - add a window, and it's complete.

Major upgrades have already been taken care of, including a new roof, gutters, siding, hot water tank, and front deck (2022), side deck



(2023), as well as a new garage door and fencing (2024) - just move in and enjoy!

Head outside into the sunny, private west facing backyard complete with a deck - perfect for relaxing or entertaining. In addition to ample street parking, youâ€™ll enjoy a single detached garage with an additional parking pad, offering extra convenience for multi-vehicle households or guests.

Located in the heart of Martindale, youâ€™re only steps from a playground, and minutes to Dashmesh Culture Centre, Genesis Centre, LRT, schools, buses, shopping, parks, restaurants and much more - a location that truly has it all!

Built in 1989

**Essential Information**

MLS® #	A2224906
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	816
Acres	0.09
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	27 Martinview Crescent Ne
Subdivision	Martindale
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3J 2S2

### Amenities

Parking Spaces	2
Parking	Garage Door Opener, Parking Pad, Single Garage Detached, Alley Access, Garage Faces Rear
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	46
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.