

**65 MARTINVIEW Crescent, Calgary T3J 2S5**

MLS®#: **A2178115**      Area: **Martindale**      Listing Date: **11/19/24**      List Price: **\$605,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **5,371 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,542**  
 Low Sqft:  
 Ttl Sqft: **1,542**

DOM

**64**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard, Pie Shaped Lot**  
 Park Feat: **Double Garage Attached, Garage Faces Front**

Utilities and Features

Roof: **Asphalt**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer**  
 Int Feat: **Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 11`2"	Kitchen	Main	11`11" x 11`9"
Dining Room	Main	9`1" x 6`10"	2pc Bathroom	Main	4`11" x 4`3"
Office	Main	10`6" x 8`6"	Laundry	Main	6`0" x 4`11"
Bedroom - Primary	Upper	13`8" x 11`4"	3pc Ensuite bath	Upper	7`7" x 6`5"
Bedroom	Upper	10`6" x 8`6"	Bedroom	Upper	10`2" x 8`6"
3pc Bathroom	Upper	7`4" x 4`11"	Living Room	Basement	14`7" x 7`11"
Kitchen	Basement	11`9" x 10`3"	Bedroom	Basement	11`5" x 9`8"

3pc Bathroom

Basement

10`5" x 4`2"

Laundry  
Legal/Tax/Financial

Basement

6`8" x 5`2"

Title:  
**Fee Simple**  
Legal Desc:

9911638

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to 65 Martinview Cres NE, a spacious two-story home with an attached double garage in the heart of Martindale, perfect for families or investors. The main floor offers a bright living room, a functional kitchen, a dining area, and a 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms and a 4-piece bathroom. The basement features an illegal suite with a separate entrance, including one bedroom, a kitchen, a living area, and a 3-piece bathroom, ideal for rental income or extended family. Situated on a quiet crescent, this home boasts a large front yard, a private driveway, and a spacious backyard with a storage shed. Located close to schools, parks, shopping, and public transit, with quick access to major roads like Stoney Trail and McKnight Boulevard, this property is a fantastic opportunity for homeowners or investors. The basement is rented at \$1,500 per month, including utilities and the tenant is open to staying.**

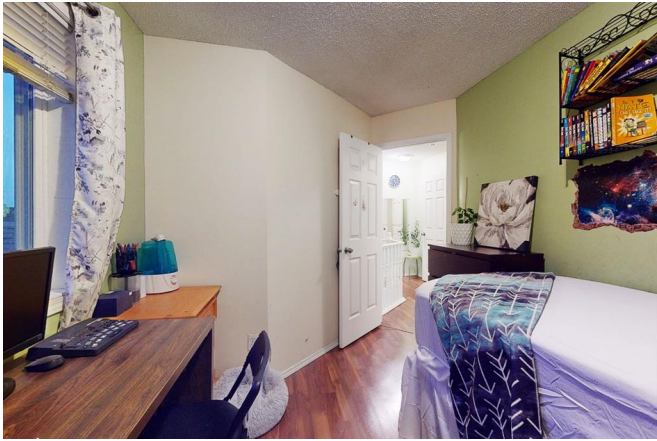
Inclusions:  
Property Listed By: **N/A  
Zolo Realty**

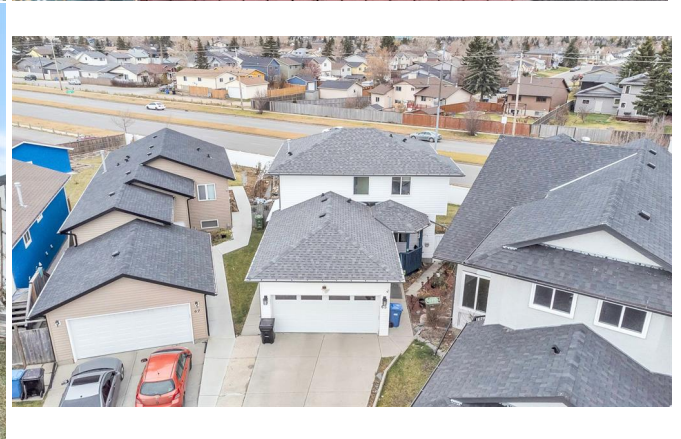
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