



THE
A-TEAM

**RE/MAX
FIRST**

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:

Access:

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

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **See Remarks**
Water Source:
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
Living Room	Main	11`5" x 11`2"
Dining Room	Main	9`1" x 6`10"
Office	Main	10`6" x 8`6"
Bedroom - Primary	Upper	13`8" x 11`4"
Bedroom	Upper	10`6" x 8`6"
3pc Bathroom	Upper	7`4" x 4`11"
Kitchen	Basement	11`9" x 10`3"

Room	Level	Dimensions
Kitchen	Main	11`11" x 11`9"
2pc Bathroom	Main	4`11" x 4`3"
Laundry	Main	6`0" x 4`11"
3pc Ensuite bath	Upper	7`7" x 6`5"
Bedroom	Upper	10`2" x 8`6"
Living Room	Basement	14`7" x 7`11"
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. Basement is currently rented as a mortgage helper.**

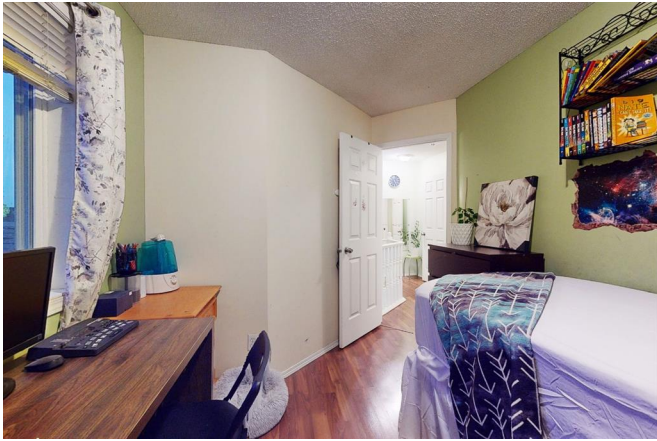
Inclusions:
Property Listed By: **N/A
Zolo Realty**

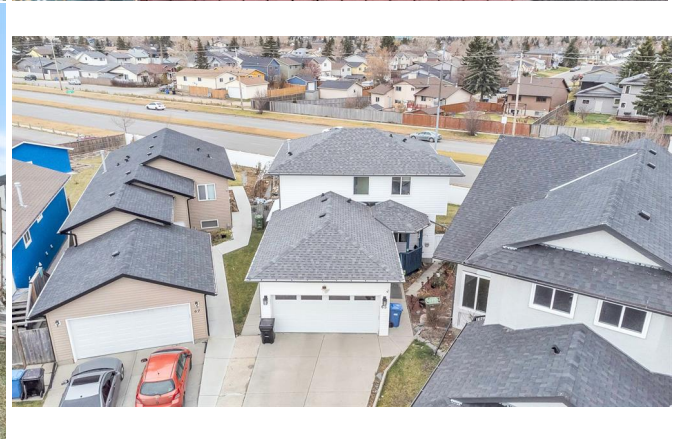
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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