



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

32
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: **Carpet, Tile, Vinyl Plank**
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. The basement is rented at \$1,500 per month, including utilities and the tenant is open to staying.**

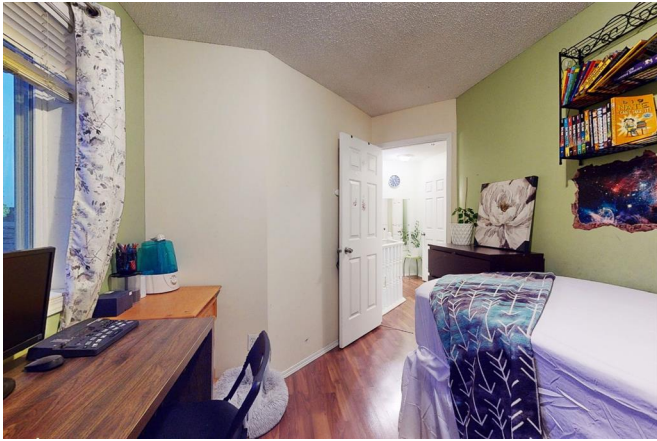
Inclusions:
Property Listed By: **N/A
Zolo Realty**

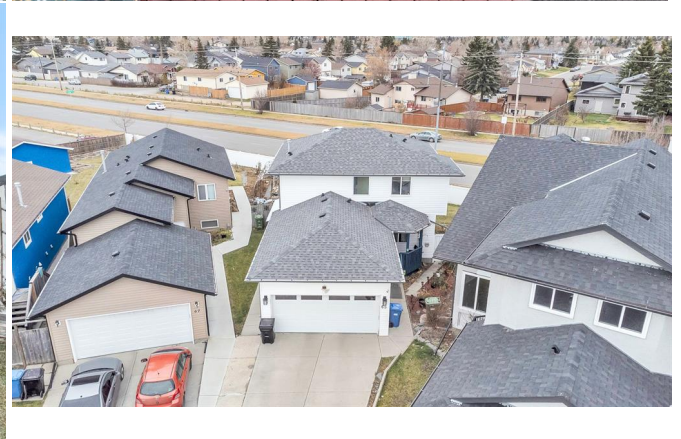
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













FLOOR PLAN IS INTENDED FOR MARKETING PURPOSES ONLY AND IS NOT SUITABLE FOR ARCHITECTURAL CONSTRUCTION OR IN OTHER WORK. ALL FINISHES, DIMENSIONS AND APPROXIMATE ARE NOT GUARANTEED TO BE ACCURATE.