

# \$474,900 - 27 Martinview Crescent Ne, Calgary

MLS® #A2248526

**\$474,900**

3 Bedroom, 2.00 Bathroom, 816 sqft  
Residential on 0.09 Acres

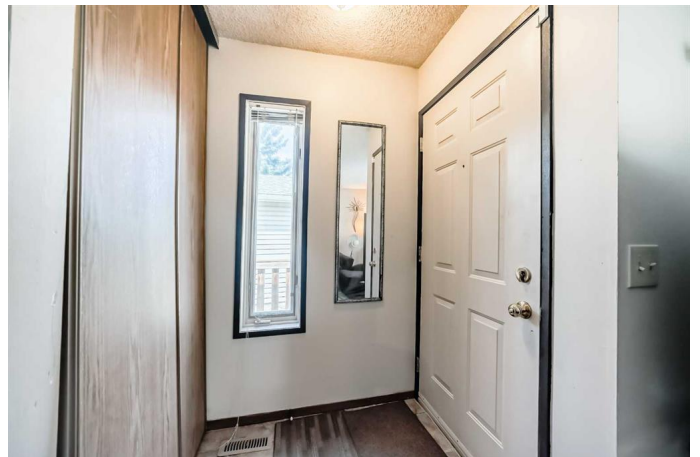
Martindale, Calgary, Alberta

Welcome to this charming and well-maintained 4-level split home, ideally situated in one of Martindale's most desirable neighbourhoods! With over 1,100sqft of developed living space, this home offers a smart, functional layout perfect for families, first-time buyers, or investors alike.

As you step inside, you're greeted by a bright and spacious living room that flows naturally into the open-concept kitchen and dining area. The kitchen is equipped with stainless steel appliances, a pantry for extra storage, and convenient access to the side entrance—making day-to-day living simple and efficient.

Upstairs, you'll find two generously sized bedrooms, including a comfortable primary bedroom, and a full 4-piece bathroom. The lower level adds even more space with a third bedroom, a 2-piece bathroom, and a cozy family room—great for movie nights, a kids' play area, or entertaining friends. The basement features a large laundry and utility area with tons of storage, along with a versatile den that could easily be converted to a fourth bedroom with the addition of a window.

This home comes with major updates already completed for you: a new roof, siding, gutters, hot water tank, and front deck (2022), a new side deck (2023), and a brand new garage door and fencing (2024). Just move in and enjoy without the hassle of major renovations! Enjoy outdoor living in the sunny, private west



facing backyard, complete with a deck that's perfect for relaxing, gardening, or entertaining.

Parking is never an issue with a single detached garage, additional parking pad, and plenty of street parking for guests.

Located close to everything Martindale has to offer—playgrounds, schools, transit, shopping, the Genesis Centre, Dashmesh Culture Centre, parks, restaurants, and more—this home offers unbeatable value in a location that simply can't be beat.

Built in 1989

### Essential Information

MLS® #	A2248526
Price	\$474,900
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
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Parking Alley Access, Garage Door Opener, Garage Faces Rear, Parking Pad, Single Garage Detached

# 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 September 1st, 2025

Days on Market 5

Zoning R-CG

### Listing Details

Listing Office CIR Realty

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