# \$534,900 - 20 Martinview Crescent Ne, Calgary

MLS® #A2220305

## \$534,900

3 Bedroom, 2.00 Bathroom, 972 sqft Residential on 0.09 Acres

Martindale, Calgary, Alberta

**WELCOME TO 20 MARTINVIEW** CRESCENT! THIS SPLIT-LEVEL HOME IN THE HEART OF MARTINDALE OFFERS 2 GENEROUSLY SIZED BEDROOMS ON THE UPPER FLOOR AND 1 BEDROOM SUITE ON THE LOWER LEVEL. THE LARGE BAY WINDOWS OFFERS GREAT LIGHT COMING INTO THE LIVING ROOM. ON THE UPPER LEVEL, IT COMES WITH A FULL 3-piece BATHROOM AND A STACKED LAUNDRY. ON THE LOWER LEVEL, THE HOME IS **CURRENTLY RENTED OUT FOR \$1200 A** MONTH! IT HAS A SEPARATE ENTRANCE. A GREAT-SIZED LIVING ROOM, A KITCHEN, A 3-piece BATHROOM, A BEDROOM AND A SEPARATE LAUNDRY. THIS HOME IS CLOSE TO BUS STOPS, SHOPPING CENTERS, PLAYGROUNDS, SCHOOLS AND DASHMESH CULTURE CENTER. THE HOME ALSO OFFERS AN AMPLE AMOUNT OF PARKING WITH A FULL-SIZED GARAGE AND A FRONT PARKING PAD. PLEASE CALL FOR A PRIVATE SHOWING

Built in 1989

### **Essential Information**

MLS® # A2220305 Price \$534,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2







Square Footage 972
Acres 0.09
Year Built 1989

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

## **Community Information**

Address 20 Martinview Crescent Ne

Subdivision Martindale
City Calgary
County Calgary
Province Alberta
Postal Code T3J 2S2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 3

#### Interior

Interior Features Pantry

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplaces None
Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 15th, 2025

5

Days on Market

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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.