

**84 Martinvalley Crescent NE  
Calgary, Alberta**

**MLS # A2193888**



## \$549,998

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** Garage Fridge, Kitchen Fridge, Microwave, Oven, Washer/Dryer

Welcome to this beautiful home with over 1,500 sq. ft. of living space, located in the amazing community of Martindale. Perfectly situated within walking distance to Genesis Place, multiple schools (elementary, middle, and high), and the LRT, this home offers both convenience and comfort. Featuring: 3 BEDROOMS & 3 BATHROOMS — 2 spacious bedrooms upstairs; Basement features a large bedroom with ensuite and a kitchen area. LARGE HEATED GARAGE — Perfect for winter and security. AIR CONDITIONING - To keep you comfortable all summer long - Backyard has been pre-wired for a Hot Tub.