



# 100 Martinvalley Crescent Calgary Alberta

\$569,900

**\*\*ATTENTION FIRST-TIME HOME BUYERS & INVESTORS\*\*** RENOVATED 3 bedroom 2 Storey home, 2.5 baths, 1 BED ILLEGAL RENTAL SUITE, BRAND NEW DOUBLE GARAGE in a GREAT LOCATION: SHORT WALK TO K-6 SCHOOL & SADDLETOWNE CIRCLE. Main level: NEW KITCHEN (CABINETS, GRANITE COUNTERTOPS, BACKSPASH, SINK/FAUCET), NEW LIGHTING, NEW VINYL PLANK FLOORING, good size living room, and half bath complete this level. Upstairs: NEW FULL BATHROOM VANITY & GRANITE COUNTERTOPS, & NEW VINL PLANK FLOORING, large master bedroom, two other good size bedrooms. Basement: COVERED SEPARATE ENTRANCE leads to illegal rental suite, which has kitchen, one bedroom, and a full bath. Parking: brand new double detached garage & also a one car concrete driveway in the front! Location: short walk to public elementary Manmeet Bhullar School (K-6) & Saddletowne Circle (Chalo Freshco, multiple banks, Boston Pizza & other restaurants, medical, & more), Saddletown LRT Train Station, & bus stops. Also walking distance to Gurudwara Sahib, Church, Martindale plazas, parks, playgrounds & more! Don't miss this gem of a property. Priced to sell! (id:6769)

Bedroom 13.50 Ft x 11.33 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Primary Bedroom 10.75 Ft x 12.00 Ft

Bedroom 8.33 Ft x 10.00 Ft

Bedroom 8.33 Ft x 10.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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