

## 228 Martinvalley Crescent Calgary Alberta

\$559,999

Welcome to this charming 1,228 sq ft detached home in the sought-after Martindale community in Calgary! This well-maintained property boasts 3 spacious bedrooms on the upper floor, a full bathroom upstairs, and a convenient half bathroom on the main floor. An additional 577 sq ft of fully finished basement space includes a fourth bedroom, a full bathroom, kitchen and a versatile rec room and laundry, perfect for added comfort or rental income potential. Enjoy the convenience of a double detached garage and a low-maintenance backyard, ideal for relaxation and outdoor gatherings. This property is fully rented, making it an amazing opportunity for first-time homebuyers looking to offset their mortgage or for savvy investors looking to add to their portfolio. Don't miss out on this fantastic investment opportunity in a vibrant, family-friendly neighbourhood. A bunch of upgrades have been recently completed including new flooring, fresh paint and much more. (id:6769)

Primary Bedroom 10.67 Ft x 12.08 Ft 4pc Bathroom 5.08 Ft x 8.08 Ft Bedroom 11.67 Ft x 10.42 Ft Bedroom 11.42 Ft x 9.50 Ft Bedroom 13.25 Ft x 8.17 Ft

4pc Bathroom 5.00 Ft x 9.58 Ft

Recreational, Games room  $16.17 \text{ Ft} \times 18.00 \text{ Ft}$ Living room  $16.92 \text{ Ft} \times 15.25 \text{ Ft}$ Kitchen  $13.50 \text{ Ft} \times 8.33 \text{ Ft}$ Dining room  $13.50 \text{ Ft} \times 8.42 \text{ Ft}$ 2pc Bathroom  $5.17 \text{ Ft} \times 5.42 \text{ Ft}$ 

Listing Presented By:



Originally Listed by: Real Broker



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