



## 65 Martinview Crescent Calgary Alberta

\$605,000

Welcome to 65 Martinview Cres NE, a spacious two-story home with an attached double garage in the heart of Martindale, perfect for families or investors. The main floor offers a bright living room, a functional kitchen, a dining area, and a 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms and a 4-piece bathroom. The basement features an illegal suite with a separate entrance, including one bedroom, a kitchen, a living area, and a 3-piece bathroom, ideal for rental income or extended family. Situated on a quiet crescent, this home boasts a large front yard, a private driveway, and a spacious backyard with a storage shed. Located close to schools, parks, shopping, and public transit, with quick access to major roads like Stoney Trail and McKnight Boulevard, this property is a fantastic opportunity for homeowners or investors. The basement is rented at \$1,500 per month, including utilities and the tenant is open to staying. (id:6769)

Living room 14.58 Ft x 7.92 Ft

Kitchen 11.75 Ft x 10.25 Ft

Bedroom 11.42 Ft x 9.67 Ft

3pc Bathroom 10.42 Ft x 4.17 Ft

Laundry room 6.67 Ft x 5.17 Ft

Living room 11.42 Ft x 11.17 Ft

Kitchen 11.92 Ft x 11.75 Ft

Dining room 9.08 Ft x 6.83 Ft

2pc Bathroom 4.92 Ft x 4.25 Ft

Office 10.50 Ft x 8.50 Ft

Laundry room 6.00 Ft x 4.92 Ft

Primary Bedroom 13.67 Ft x 11.33 Ft

3pc Bathroom 7.58 Ft x 6.42 Ft

Bedroom 10.50 Ft x 8.50 Ft

Bedroom 10.17 Ft x 8.50 Ft

3pc Bathroom 7.33 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Zolo Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca