



## 84 Martinvalley Crescent Calgary Alberta

\$530,000

Welcome to this beautifully maintained home offering over 1,500 sq. ft. of functional living space in the desirable and family-friendly community of Martindale. Perfectly situated just minutes from Genesis Centre, multiple schools (elementary to high school), and Martindale LRT Station, this home blends convenience, comfort, and value. Key Features: 3 bedrooms & 3 full bathrooms, including a fully developed basement with large bedroom, ensuite, and kitchenette - ideal for guests, extended family, or potential rental. Vaulted ceilings in the main floor living room provide an open, airy feel. Detached, oversized heated double garage with alley access - great for secure parking, storage, or a workshop. Fenced backyard with small concrete patio, perfect for summer BBQs and room for kids or pets to play. Backyard pre-wired for a hot tub. Central air conditioning to stay cool during hot Calgary summers! Recent Upgrades: Brand new roof (2025), Brand new Carpet (2025), Hot water tank (2023), New furnace (2021). Located on a quiet street, this move-in ready home offers an excellent opportunity for first-time buyers, growing families, or savvy investors. (id:6769)

Bedroom 14.33 Ft x 9.83 Ft  
3pc Bathroom 9.67 Ft x 5.58 Ft  
Living room 10.67 Ft x 13.17 Ft  
Den 9.92 Ft x 9.67 Ft

Primary Bedroom 11.58 Ft x 11.00 Ft  
Bedroom 14.33 Ft x 9.83 Ft  
4pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company



**Real Estate Professionals Inc.**

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

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