

# \$499,900 - 27 Martinview Crescent Ne, Calgary

MLS® #A2224906

**\$499,900**

3 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to this beautifully laid out 4 level split home in a highly desired area of Matindale! With well over 1,100sqft of living space, this home offers the perfect blend of space, function, and location.

Step inside and you're welcomed into an airy and comfortable living room that flows seamlessly into the open kitchen and dining area - an ideal layout for both everyday living and entertaining. The kitchen is equipped with stainless steel appliances, a pantry for extra storage, and direct access to the side entrance for added convenience.

On the upper level you'll find a 4-piece bathroom, the spacious primary bedroom as well as an additional bedroom, providing a functional and family friendly layout.

The lower level includes a third bedroom, a 2-piece bathroom, and a spacious and cozy family room - the perfect space for relaxing or hosting guests.

Heading into the basement, you'll find the large utility room with laundry and ample storage as well as a den that's just shy of being a bedroom - add a window, and it's complete.

Major upgrades have already been taken care of, including a new roof, gutters, siding, hot water tank, and front deck (2022), side deck



(2023), as well as a new garage door and fencing (2024) - just move in and enjoy!

Head outside into the sunny, private west facing backyard complete with a deck - perfect for relaxing or entertaining. In addition to ample street parking, youâ€™ll enjoy a single detached garage with an additional parking pad, offering extra convenience for multi-vehicle households or guests.

Located in the heart of Martindale, youâ€™re only steps from a playground, and minutes to Dashmesh Culture Centre, Genesis Centre, LRT, schools, buses, shopping, parks, restaurants and much more - a location that truly has it all!

Built in 1989

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2224906      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 816           |
| Acres          | 0.09          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 27 Martinview Crescent Ne |
| Subdivision | Martindale                |
| City        | Calgary                   |
| County      | Calgary                   |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3J 2S2 |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                        |
| Parking        | Alley Access, Garage Door Opener, Garage Faces Rear, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                                                                        |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Ceiling Fan(s)                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings, Range Hood |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Wood Burning                                                                                     |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Partially Finished                                                                         |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Yard                                                     |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 65             |
| Zoning         | R-CG           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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