

65 Martinview Crescent NE
Calgary, Alberta

MLS # A2178115



\$605,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,542 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

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.