

## 7 Martinview Crescent Calgary, Alberta

**MLS # A2246621**



# \$535,000

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Martindale                 |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,001 sq.ft.               | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Street Lighting |               |                   |

|                    |                                               |                   |    |
|--------------------|-----------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco, Wood Frame                            | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home, Quartz Counters, Soaking Tub |                   |    |

**Inclusions:** N/A

This 3 bedroom home has been renovated with new cabinetry in the kitchen and quartz countertops, vinyl flooring, and 65-ounce carpets up and 40-ounce in the basement. Freshly painted, new flooring, new baseboards, looks like a new home. No poly B, upgraded furnace and hot water tank, new deck, Double detached garage with an 8 foot door backing onto an alley.