

29 Martinvalley Place NE Calgary, Alberta

MLS # A2263304



\$585,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,052 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Brick, Other, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Storage		

Inclusions:	N/A
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Welcome to this beautifully upgraded and fully developed 4-level split home with a double detached garage, perfectly situated in the heart of Martindale! This charming property offers a fantastic blend of comfort, convenience, and investment potential. Enjoy new flooring, a spacious backyard ideal for summer gatherings, and a prime location just steps from schools, parks, Dashmesh Culture Centre, Al Madina Islamic Assembly, grocery stores, and transit – plus quick access to the airport. The main floor features a bright living area, dining space, functional kitchen, 3 bedrooms, and a full bath. The basement suite (illegal) includes 2 bedrooms, a rec room, kitchen, living area, full bath, utility space, and a separate entrance – perfect for extended family or rental opportunities. Whether you’re a first-time buyer or an investor looking for a property with great amenities and income potential, this home is a must-see! Book your showing today and make this Martindale gem yours!