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# 145 Martinvalley Crescent NE
# Calgary, Alberta

## MLS # A2351968

## $599,000

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|---|---|---|---|
| **Division:** | Martindale | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,628 sq.ft. | **Age:** | 2001 (25 yrs old) |
| **Beds:** | 4 | **Baths:** | 2 full / 1 half |
| **Garage:** | Concrete Driveway, Double Garage Attached | | |
| **Lot Size:** | 0.08 Acre | | |
| **Lot Feat:** | Back Yard, Front Yard, No Neighbours Behind | | |

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|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Laminate, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Vinyl Siding | **Zoning:** | R-C1N |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows | | |

**Inclusions:** N/A

A beautiful home is now available and ready for its next owners. Whether you’re a first time-time buyer, upgrading, or investing, this could be the perfect opportunity. This beautiful home is situated in the established community of Martindale. This well-maintained property is located in a family-friendly neighborhood located within walking distance to the CTrain, transit routes, schools, parks, shopping, and Genesis Centre. Also close to Calgary International Airport.  The home has upgrades including new lights, carpet, new hardwood on the main floor,  blinds, and freshly painted. The main floor features a bright living room with gas fireplace, a generous kitchen with ample cabinetry and a dining area perfect for entertaining. A convenient 2-piece powder room and main-floor laundry completes this level.The property offers a developed basement with one bedroom, and has potential to turn it into a secondary suite (subject to City of Calgary approval). On the upper level it offers 3 bedrooms plus a spacious bonus room filled with natural light. The impressive primary bedroom offers generous dimensions and a private 3-piece ensuite. Two additional spacious bedrooms and a full main bathroom provide ample accommodation for the entire family. Step outside to enjoy the north-facing backyard featuring a spacious deck, perfect for year-round outdoor entertaining. Please contact to book your showing via ShowingTime.

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