

\$474,900 - 27 Martinview Crescent Ne, Calgary

MLS® #A2248526

\$474,900

3 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to this charming and well-maintained 4-level split home, ideally situated in one of Martindale's most desirable neighbourhoods! With over 1,100sqft of developed living space, this home offers a smart, functional layout perfect for families, first-time buyers, or investors alike.

As you step inside, you're greeted by a bright and spacious living room that flows naturally into the open-concept kitchen and dining area. The kitchen is equipped with stainless steel appliances, a pantry for extra storage, and convenient access to the side entrance—making day-to-day living simple and efficient.

Upstairs, you'll find two generously sized bedrooms, including a comfortable primary bedroom, and a full 4-piece bathroom.

The lower level adds even more space with a third bedroom, a 2-piece bathroom, and a cozy family room—great for movie nights, a kids' play area, or entertaining friends.

The basement features a large laundry and utility area with tons of storage, along with a versatile den that could easily be converted to a fourth bedroom with the addition of a window.

This home comes with major updates already completed for you: a new roof, siding, gutters, hot water tank, and front deck (2022), a new side deck (2023), and a brand new garage door and fencing (2024). Just move in and enjoy without the hassle of major renovations! Enjoy outdoor living in the sunny, private west



facing backyard, complete with a deck thatâ€™s perfect for relaxing, gardening, or entertaining.

Parking is never an issue with a single detached garage, additional parking pad, and plenty of street parking for guests.

Located close to everything Martindale has to offerâ€”playgrounds, schools, transit, shopping, the Genesis Centre, Dashmesh Culture Centre, parks, restaurants, and moreâ€”this home offers unbeatable value in a location that simply canâ€™t be beat.

Built in 1989

Essential Information

MLS® #	A2248526
Price	\$474,900
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
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Parking	Garage Door Opener, Garage Faces Rear, Parking Pad, Single Garage Detached, Alley Access
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# of Garages	1
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Interior

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

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

Date Listed	September 1st, 2025
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Days on Market	1
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Zoning	R-CG
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Listing Details

Listing Office	CIR Realty
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