

# \$524,900 - 20 Martinview Crescent Ne, Calgary

MLS® #A2220305

**\$524,900**

3 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.09 Acres

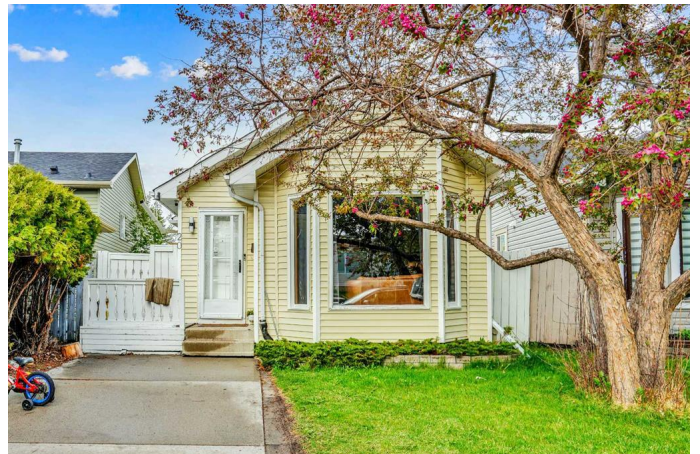
Martindale, Calgary, Alberta

WELCOME TO 20 MARTINVIEW CRESCENT! THIS SPLIT-LEVEL HOME IN THE HEART OF MARTINDALE OFFERS 2 GENEROUSLY SIZED BEDROOMS ON THE UPPER FLOOR AND 1 BEDROOM SUITE ON THE LOWER LEVEL. THE LARGE BAY WINDOWS OFFERS GREAT LIGHT COMING INTO THE LIVING ROOM. ON THE UPPER LEVEL, IT COMES WITH A FULL 3-piece BATHROOM AND A STACKED LAUNDRY. ON THE LOWER LEVEL, THE BASEMENT IS CURRENTLY RENTED OUT FOR \$1200 A MONTH! IT HAS A SEPARATE ENTRANCE, A GREAT-SIZED LIVING ROOM, A KITCHEN, A 3-piece BATHROOM, A BEDROOM AND A SEPARATE LAUNDRY. THIS HOME IS CLOSE TO BUS STOPS, SHOPPING CENTERS, PLAYGROUNDS, SCHOOLS AND DASHMESH CULTURE CENTER. THE HOME ALSO OFFERS AN AMPLE AMOUNT OF PARKING WITH A FULL-SIZED GARAGE AND A FRONT PARKING PAD. PLEASE CALL FOR A PRIVATE SHOWING

Built in 1989

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2220305  |
| Price      | \$524,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 972           |
| Acres          | 0.09          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 20 Martinview Crescent Ne |
| Subdivision | Martindale                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 2S2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Pantry                                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Fireplaces        | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Exterior Entry, Finished, Full                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 34             |
| Zoning         | R-CG           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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