

# \$495,000 - 18 Martinvalley Way Ne, Calgary

MLS® #A2262664

## \$495,000

3 Bedroom, 2.00 Bathroom, 1,110 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

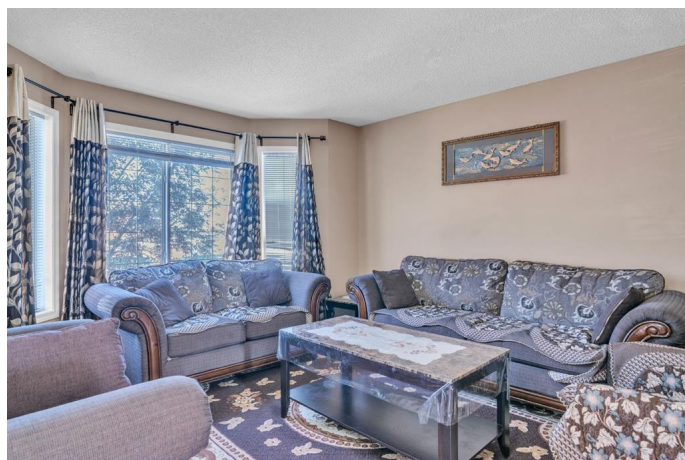
Welcome to this 2-storey detached home located in the heart of Martindale! This property offers excellent potential with 3 bedrooms, 2 full bathrooms, and an unfinished basement ready for your personal touch. The main floor features a bright living area and easy access to a large deck—perfect for family gatherings or summer BBQs. A double detached garage provides ample parking and storage space. Conveniently located close to schools, parks, shopping, public transit, and all major amenities.

Built in 2000

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262664    |
| Price          | \$495,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,110       |
| Acres          | 0.08        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information



|             |                        |
|-------------|------------------------|
| Address     | 18 Martinvalley Way Ne |
| Subdivision | Martindale             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 4A1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                      |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 12                |
| Zoning         | R-CG              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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