# \$559,999 - 65 Martinvalley Road Ne, Calgary

MLS® #A2245045

## \$559,999

5 Bedroom, 3.00 Bathroom, 1,491 sqft Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome to this well kept 4-level split home located on a guiet street in the highly sought-after community of Martindale, with over 2,000 sq. ft. of developed space, this home features 5 bedrooms and 2.5 bathrooms, offering plenty of room for a large and growing family. The main floor showcases a bright living room with a bay window, a spacious dining area and a modern kitchen with quartz countertops and ceiling-height cabinetry. The third level offers a large family room with big windows and a cozy gas fireplace, ideal for entertaining or relaxing. The primary bedroom includes dual closets and direct access to the main bathroom. A 2-piece bathroom and separate laundry area add extra convenience. The walk-out basement is fully finished with its own second kitchen, two bedrooms, and a spacious living area and currently rented, providing excellent mortgage helper potential. Additional features include a double detached garage, alley access, and a fully fenced front and backyard, a new roof and siding, replaced in 2025. Located close to schools, parks, public transit and the Gurdwara Sahib. Don't miss this incredible opportunity, schedule your showing today!







Built in 2000

### **Essential Information**

MLS® # A2245045 Price \$559,999 Bedrooms 5

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,491

Acres 0.07

Year Built 2000

Type Residential

Sub-Type Detached

Style 4 Level Split

Status Active

## **Community Information**

Address 65 Martinvalley Road Ne

Subdivision Martindale

City Calgary

County Calgary

Province Alberta

Postal Code T3J 4L9

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, No Animal Home, No Smoking Home, Quartz Counters

Appliances Electric Range, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 11

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Fruit Trees/Shrub(s), Landscaped, Low Maintenance

Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 31st, 2025

Days on Market 2

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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