

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

MLS® #A2248526

\$474,900

3 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.09 Acres

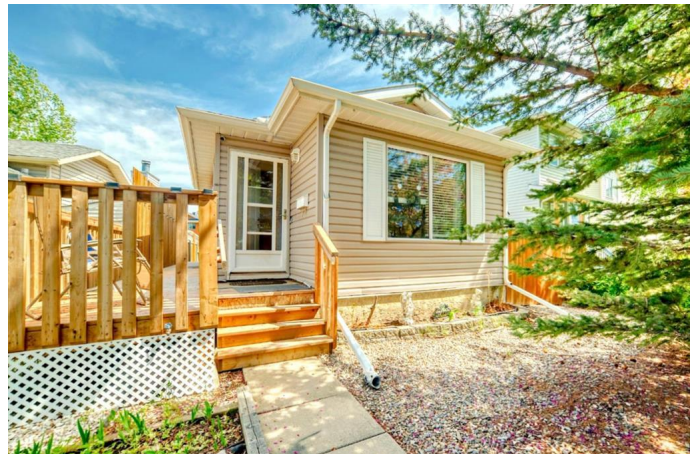
Martindale, Calgary, Alberta

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
----------------	---

Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Parking Pad, Single Garage Detached
# of Garages	1

Interior

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

Exterior

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

Additional Information

Date Listed	September 1st, 2025
Days on Market	55
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.