

# \$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

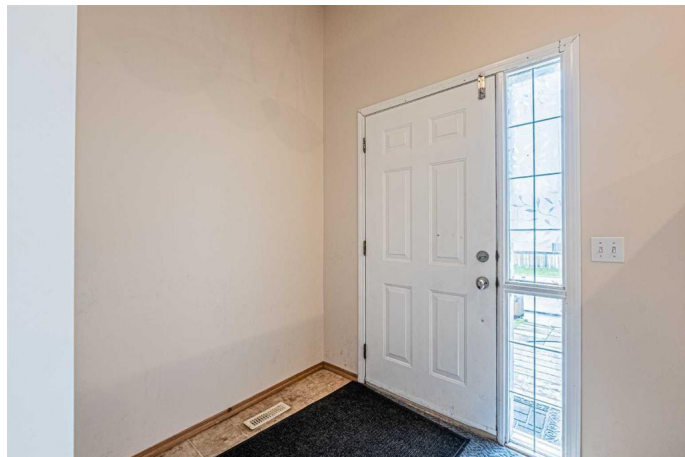
Welcome to this well kept 4-level split home located on a quiet street in the highly sought-after community of Martindale, with over 2,000 sq. ft. of developed space, this home features 5 bedrooms and 2.5 bathrooms, offering plenty of room for a large and growing family. The main floor showcases a bright 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 | 8               |
| Zoning         | R-CG            |

### **Listing Details**

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

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