

# \$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

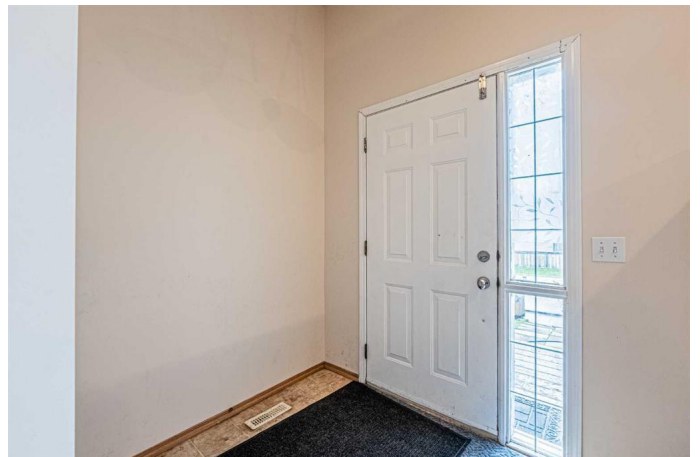
Welcome to this well kept 4-level split home located on a quiet street in the highly sought-after community of Martindale, with over 2,000 sq. ft. of developed space, this home features 5 bedrooms and 2.5 bathrooms, offering plenty of room for a large and growing family. The main floor showcases a bright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

### **Listing Details**

Listing Office	eXp 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.