

# \$535,000 - 7 Martinview Crescent, Calgary

---

MLS® #A2246621

## \$535,000

3 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

This 3 bedroom home has been renovated with new cabinetry in the kitchen and quartz countertops, vinyl flooring, and 65-ounce carpets up and 40-ounce in the basement. Freshly painted, new flooring, new baseboards, looks like a new home. No poly B, upgraded furnace and hot water tank, new deck, Double detached garage with an 8 foot door backing onto an alley.

Built in 1989

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246621    |
| Price          | \$535,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,001       |
| Acres          | 0.07        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7 Martinview Crescent |
| Subdivision | Martindale            |
| City        | Calgary               |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3J2S2  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, Soaking Tub         |
| Appliances        | Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None                                                  |
| Has Basement      | Yes                                                   |
| Basement          | Finished, Full                                        |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Lane, Street Lighting |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 60               |
| Zoning         | R1               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place 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.