

# \$575,000 - 231 Martinvalley Crescent Ne, Calgary

MLS® #A2226094

## \$575,000

5 Bedroom, 3.00 Bathroom, 1,079 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to 231 Martinvalley Crescent NE â€” a fully renovated 2-storey home with a separate side entrance to the basement! This property offers 3 bedrooms and 2 full bath upstairs, plus a fully finished basement (2 bed & 1 bath )providing additional living space. Recent updates include new countertops, fresh paint, and modern finishes throughout, making this home completely move-in ready.

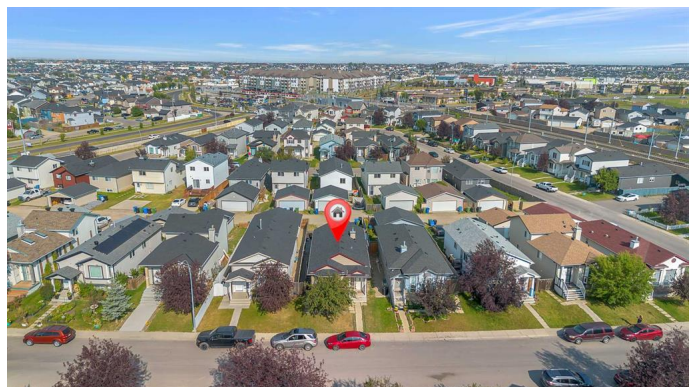
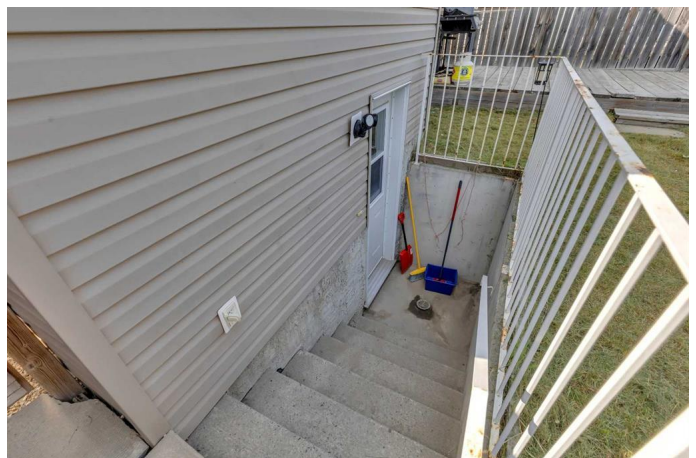
Currently tenant-occupied on both levels, the home generates an impressive \$3,500/month in rental income, making it an excellent turnkey investment opportunity. Ideally located in the family-friendly community of Martindale, close to schools, parks, shopping, public transit, and the LRT station.

Whether youâ€™re an investor seeking strong cashflow or a buyer looking for a renovated home with income potential, this property checks all the boxes!

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2226094  |
| Price          | \$575,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,079     |



|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2001        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 231 Martinvalley Crescent Ne |
| Subdivision | Martindale                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J4L5                       |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bidet, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer                                |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | Central Air                                                                                 |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full, Exterior Entry, Suite                                                       |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Garden                     |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-CG                 |

**Listing Details**

Listing Office                      Real Broker

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