

# \$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.

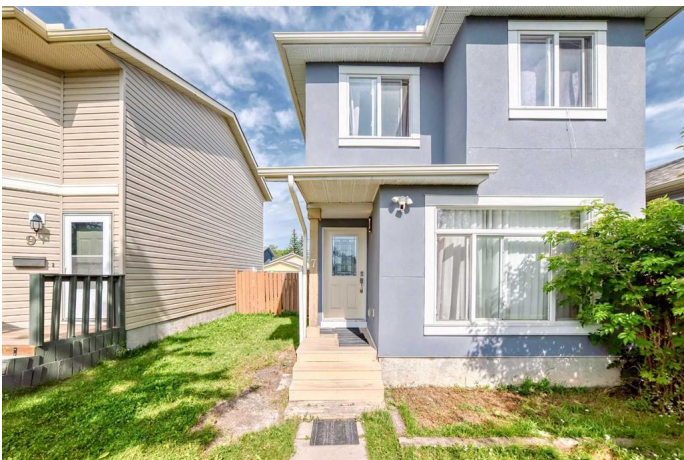
Built in 1989

### 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 | 100              |
| Zoning         | R1               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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