

\$539,900 - 149 Martinvalley Crescent Ne, Calgary

MLS® #A2269492

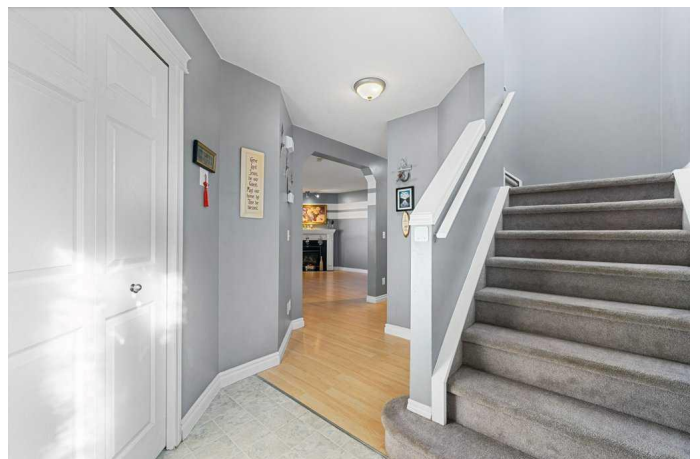
\$539,900

4 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

149 Martinvalley Crescent NE is where immediate family comfort meets maximized future potential. This two storey SOUTH FACING home has 1,974 sf of developed living space with 2025 NEW ROOF. This property is a high utility asset anchored by valuable R-CG zoning which means options you can check with the City of Calgary for future development, setting it apart in the market. Step inside the light filled main floor where the living room, focused by a cozy fireplace, instantly feels right. The kitchen has been optimized for efficiency, featuring a brand NEW 2025 DISHWASHER, and seamlessly connects to a dining area that opens onto the fixed awning patio, perfectly balancing indoor and outdoor living. The upper level delivers the essential privacy you need: a spacious primary bedroom and two bright secondary bedrooms, supported by smart, clean bathrooms. Downstairs, the fully FINISHED BASEMENT is the home's flexibility powerhouse, boasting a large rec room, ample storage, and a fourth bedroom that easily accommodates a double bed, an ideal solution for guests, a teen retreat, or multi-generational living. Vehicle accommodation is a major convenience here: beyond the double attached garage, an extended driveway easily handles additional cars, securing hassle free, year round parking. This is a location designed to reduce daily friction. Everything is near: top-rated schools (Manmeet Singh Bhullar, Peter Lougheed,



Nelson Mandela High), essential retail, clinics, and seamless commuting via the Saddletowne LRT Station. Plus, the Genesis Centre acts as your extended recreational amenity just moments away. This is not just a place to live; it is a strategic combination of space, function, and maximized community access.

Built in 2001

Essential Information

MLS® #	A2269492
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	149 Martinvalley Crescent Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4L7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Side By Side
# of Garages	2

Interior

Interior Features	Jettied Tub, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Barbecue, Garden, Awning(s)
Lot Description	Few Trees, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.