

# \$574,900 - 120 Martinview Close Ne, Calgary

MLS® #A2247503

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Fully Upgraded | Prime NE Location | Live Up,  
Rent Down Potential!

Your dream home is here! This beautifully renovated 2-storey gem offers over 1,600 sq ft of stylish, functional living space in one of NE Calgary's most sought-after neighborhoods. Just steps from Superstore, schools, Westwinds LRT, bus stops, parks, and all daily essentials—this is location perfection!

Step inside to a bright, welcoming living room and an upgraded kitchen featuring modern finishes, laminate & tile flooring, plus a chic 2-piece bathroom. Upstairs boasts 3 generous bedrooms with ample closets and a fully renovated spa-like bathroom.

The fully developed basement, with its own side entrance, is ready for multi-generational living or rental income—complete with a large bedroom, second kitchen, and full bath. This is your chance for a “Live Up, Rent Down” lifestyle!

Outside, enjoy a double detached garage, carport, and durable stucco exterior. Every detail has been updated for comfort, style, and long-term value.

Whether you're a first-time buyer, growing family, or savvy investor, this home delivers unbeatable convenience, income potential, and move-in-ready appeal.



Don't wait! Homes like this go fast! Book your private showing today and step into your future home!

Built in 1989

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247503    |
| Price          | \$574,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,139       |
| Acres          | 0.08        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 120 Martinview Close Ne |
| Subdivision | Martindale              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 2R8                 |

### Amenities

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

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, |

|              |                                              |
|--------------|----------------------------------------------|
|              | Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | Forced Air                                   |
| Cooling      | None                                         |
| Has Basement | Yes                                          |
| Basement     | Exterior Entry, Finished, Full, Suite        |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Lighting, Private Yard, Playground |
| Lot Description   | Back Lane, Rectangular Lot         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding             |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 11                |
| Zoning         | R-CG              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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