



## 231 Martinvalley Crescent NE, Calgary, Alberta - \$575,000



Main Photo

### Property Description

Welcome to 231 Martinvalley Crescent NE – 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 you're an investor seeking strong cashflow or a buyer looking for a renovated home with income potential, this property checks all the boxes!



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