

35 Martinwood Way NE
Calgary, Alberta

MLS # A2248164



\$459,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,095 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Whether you're looking for your first home or a smart investment, this property checks all the boxes! Nestled on a quiet street in one of Martindale's most sought-after locations, this beautifully maintained 2-storey home presents a fantastic opportunity! The main floor welcomes you with a spacious living room and a large bay window that floods the space with natural light. The remodeled kitchen offers ample cabinetry, a cozy dining nook with stainless steel appliances. A convenient rear door leads directly to the backyard through the dining area, perfect for summer barbecues and outdoor entertaining. Venturing Upstairs, you'll find three generously sized bedrooms and a 4-piece bathroom. The fully developed basement expands your living space with a comfortable family/games room, a 2-piece bathroom, and a dedicated laundry area. The fully fenced backyard provides privacy, a small storage shed, and room for gardening or play. Located just minutes from the C-Train, bus routes, schools, Sikh Temple, Genesis Recreation Centre, shopping and all other amenities, this property shows 10/10!