

\$525,000 - 99 Martinwood Road Ne, Calgary

MLS® #A2195940

\$525,000

3 Bedroom, 2.00 Bathroom, 1,219 sqft
Residential on 0.06 Acres

Martindale, Calgary, Alberta

Welcome to your newly updated detached home situated on a prime street in a location that can't be beat! This three bedroom home offers tremendous value with a newer roof, siding, eavestroughs, gutters and windows! All the heavy lifting has been completed! A recently built, oversized, fully insulated and drywalled double garage is the perfect addition to the SOUTH-FACING backyard which offers low maintenance with a newer concrete patio, deck and an already installed seniors chairlift! Plus you have enough room for a dog run in the fully fenced backyard! Inside, you are greeted to a spacious living room with large windows offering plenty of natural light. The kitchen nook is ideal for family time leading to your back deck and patio. Upstairs, features an oversized primary retreat with beautiful bay windows and good size second and third bedrooms accompanied by a full bath. The basement offers a large family room that can easily be utilized as a kid's playroom or can be converted into the perfect man cave or gym! Plenty of additional storage space exists for a buyer's needs. A full size deep freezer and washer/dryer complete this space. Updates include; all new carpet, laminate flooring, updated nest thermostat, new lighting and much more. Don't miss your opportunity to view this one! Less than a 10 minute walk to the Gurdwara, the Genesis Centre and Saddle Towne Circle amenities! Steps from major roads. This is an ideal home for newcomers, first-time buyers, investors and/or



empty nesters!

Built in 1991

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2195940 |
| Price | \$525,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,219 |
| Acres | 0.06 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 99 Martinwood Road Ne |
| Subdivision | Martindale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 3G7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Insulated, Oversized, Alley Access, Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Garburator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard, Barbecue, Dog Run |
| Lot Description | Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------|
| Date Listed | February 22nd, 2025 |
| Days on Market | 41 |
| Zoning | R-CG |

Listing Details

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|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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