

# \$535,000 - 108 Martinwood Road Ne, Calgary

MLS® #A2210875

**\$535,000**

2 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

OPEN HOUSE on May 3rd between 1pm to 3pm. Welcome to this STUNNING , huge CORNER LOT - 4 level split house . Fully developed on all four levels with 1787.5 sq ft living space. Fully FENCED , ample PARKING , convenient LOCATION with close proximity to Genesis Center, Saddletowne Circle, Public transportation. On the main floor is the Living room , Dining room and Kitchen with LARGE WINDOWS that flood the space with natural light. and has VAULTED Ceiling. On the upper floor are two very spacious bedrooms (currently both bedrooms have King size beds in them) and a full washroom (washroom flooring recently upgraded). On the the lower level is a HUGE Family room with a fireplace. In the basement is a study room/flex room , a den (a window can be easily made to convert it into a bedroom), a full washroom with laundry and big storage space. The lower levels can be easily converted into a basement suite with city permits. The whole house is freshly PAINTED. The icing on the cake is the covered HUGE SIDE DECK taking the full advantage of the wide corner lot ! Please book the showing of this house before it's gone!

Built in 1992

## Essential Information

MLS® # A2210875

Price \$535,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 985           |
| Acres          | 0.08          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 108 Martinwood Road Ne |
| Subdivision | Martindale             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 3H7                |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Corner Lot    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                22  
Zoning                              R-CG

**Listing Details**

Listing Office                    Royal LePage METRO

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