



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**51 Martinwood Road NE
Calgary, Alberta**

MLS # A2244378



\$499,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	997 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Rectangular		
Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance

Inclusions: none

Welcome to 51 Martinwood Road NE Calgary, a spacious 4 level split home in the heart of Martindale, perfect for families or investors. The main floor offers a bright living room, a functional kitchen and dining area. Upstairs, you'll find two generously sized bedrooms and a 4-piece bathroom. The lower level features one bedroom, a kitchen, a living area, Den and a 4-piece bathroom. Separate entry to Basement. This home boasts a front yard, and a spacious backyard, Back lane and single oversized detached Garage. Located close to schools, parks, shopping, and public transit, with quick access to major roads like Stoney Trail and McKnight Boulevard, this property is a fantastic opportunity for homeowners or investors.