



**GRASSROOTS**  
REALTY GROUP

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

**35 Martinwood Way NE**  
**Calgary, Alberta**

**MLS # A2248164**



**\$459,900**

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

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

<b>Inclusions:</b>	N/A
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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!