



**GRASSROOTS**  
REALTY GROUP

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

**43 MARTINWOOD Road NE**  
**Calgary, Alberta**

**MLS # A2250665**



**\$499,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,102 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** NONE

Discover comfort and convenience in this 4-bedroom, 1.5-bath home, perfectly set in a quiet, family-friendly neighbourhood close to top-rated schools, parks, and everyday amenities. Inside, you'll find a bright and inviting layout with generous living and dining areas, updated finishes, and a well-maintained interior that shows pride of ownership. Step outside to your private backyard retreat featuring an oversized deck, perfect for summer barbecues, morning coffee, or evening gatherings. A two-car garage provides ample parking and storage for all your needs. Whether you're a growing family or simply seeking extra space, this move-in-ready home offers the perfect blend of comfort, functionality, and location. Schedule a showing today and see why this property is a rare find!