



GRASSROOTS
REALTY GROUP

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56 Martinwood Way NE
Calgary, Alberta

MLS # A2259837



\$449,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	992 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, On Street, Parking Pad, Unpaved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

lovingly maintained, Solidly built home, that is perfect for those looking to downsize or a GREAT investment property!! As you enter you will notice how bright the Living room & nook is with its large window and Vaulted ceiling, which leads into the spacious Kitchen. The upper level features 2 bedrooms, with the main having access to the enclosed porch with a hot tub (as is), this 3 season room is perfect for relaxing and affords tons of privacy. The 3rd level offers gym area, 2 other rooms. The basement features a large rec room, laundry room and a roughed in bathroom location. The backyard is low maintenance & fully fenced with privacy screens. This home could be amazing with a few cosmetic updates as the major work has been done. New roof 2024, New Furnace, (8 years old), new plumbing (poly b removed), hot water tank (10 years old), there is also a Rough in for a lower bathroom. Near schools, shopping, Genesis center, LRT and more.