



GRASSROOTS
REALTY GROUP

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43 MARTINWOOD Road NE
Calgary, Alberta

MLS # A2261485



\$479,900

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

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!