



**11 Martinwood Road NE
Calgary, Alberta**

MLS # A2269023



\$529,000

Division: Martindale

Type: Residential/House

Style: Bi-Level

Size: 973 sq.ft. **Age:** 1991 (35 yrs old)

Beds: 5 **Baths:** 2

Garage: Single Garage Detached

Lot Size: 0.01 Acre

Lot Feat: Back Lane, Corner Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, Granite Counters

Inclusions: NONE

Great location on a corner lot! This home features a bright main floor with 3 bedrooms, 1 full bathroom, and a newly updated kitchen. The basement offers a 2-bedroom illegal suite, providing excellent potential for extended family or rental income. Additional highlights include a single detached garage, main floor side entrance access to the backyard, and a large deck perfect for entertaining.