



GRASSROOTS
REALTY GROUP

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

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.