



67 Martinwood Road NE  
Calgary, Alberta

MLS # A2297198



**\$479,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to this exceptionally well-maintained two-storey residence with a double detached garage, ideally located in the sought-after community of Martindale, where convenience meets comfort with quick access to schools, shopping, and major routes; the main floor showcases a bright, open living space highlighted by large bay windows and recently upgraded flooring, flowing seamlessly into a functional kitchen and dining area with direct access to a private backyard&mdash;perfect for summer entertaining; upstairs features a spacious primary bedroom with a generous closet, along with two additional bedrooms and a well-appointed 4-piece bath, while the fully finished basement offers a versatile rec room and a 2-piece bath for added living space; this home is further enhanced by thoughtful upgrades including new blinds, new tiles in the upper bathroom, and brand-new appliances&mdash;washer, dryer, and stove (2024), plus a dishwasher (2025), along with a roof replaced in 2021 featuring durable Class 4 hail impact shingles, a major advantage in Calgary&rsquo;s climate, all complemented by a low-maintenance stucco exterior and a beautifully kept backyard&mdash;an outstanding opportunity for buyers seeking value, quality, and long-term peace of mind.