



123 Martinwood Road NE
Calgary, Alberta

MLS # A2147026



\$619,900

Division:	Martindale		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,047 sq.ft.	Age:	1991 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1N
Utilities:	-

Inclusions: None

4 BEDROOMS/ILLEGAL BASEMENT SUITE/ 2 SEPARATE LAUNDRIES/ 3 FULL WASHROOMS/ Welcome to this beautifully Renovated Home with New Furnace and Water Tank at an Amazing Location in Martindale. Upon entering the home, you are welcomed by vaulted ceilings and a spacious living room with large windows that allow abundant natural light to brighten and invite the space. The main floor features a functional kitchen with ample cabinetry, a dual basin sink, a fridge, and an electric stove with a range hood fan, seamlessly merging into the spacious dining room—ideal for family meals! Also, the Main Laundry is conveniently located on the main floor. Upstairs, you will discover a bright, spacious master bedroom with an ensuite 4 piece bathroom, along with 2 additional Bedrooms and another 3-piece bathroom. Basement features a spacious Illegal Suite with 1 huge Bedroom, Separate entrance, kitchen and Separate Laundry. This lovely homes also comes equipped with a central Air-conditioner which is a rare find in this area. Give us a call today to book a private showing or click on the click for a Virtual Tour!