

# **\$525,000 - 99 Martinwood Road Ne, Calgary**

MLS® #A2195940

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,219 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

Welcome to your newly updated detached home situated on a prime street in a location that can't be beat! This three bedroom home offers tremendous value with a newer roof, siding, eavestroughs, gutters and windows! All the heavy lifting has been completed! A recently built, oversized, fully insulated and drywalled double garage is the perfect addition to the SOUTH-FACING backyard which offers low maintenance with a newer concrete patio, deck and an already installed seniors chairlift! Plus you have enough room for a dog run in the fully fenced backyard! Inside, you are greeted to a spacious living room with large windows offering plenty of natural light. The kitchen nook is ideal for family time leading to your back deck and patio. Upstairs, features an oversized primary retreat with beautiful bay windows and good size second and third bedrooms accompanied by a full bath. The basement offers a large family room that can easily be utilized as a kid's playroom or can be converted into the perfect man cave or gym! Plenty of additional storage space exists for a buyer's needs. A full size deep freezer and washer/dryer complete this space. Updates include; all new carpet, laminate flooring, updated nest thermostat, new lighting and much more. Don't miss your opportunity to view this one! Less than a 10 minute walk to the Gurdwara, the Genesis Centre and Saddle Towne Circle amenities! Steps from major roads. This is an ideal home for newcomers, first-time buyers, investors and/or



empty nesters!

Built in 1991

### Essential Information

MLS® #	A2195940
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,219
Acres	0.06
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	99 Martinwood Road Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3G7

### Amenities

Parking Spaces	2
Parking	Insulated, Oversized, Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Barbecue, Dog Run
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	56
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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