



THE
A-TEAM

**RE/MAX
FIRST**

28 MARTINWOOD Way, Calgary T3J 3H1

MLS®#: **A2141680** Area: **Martindale** Listing Date: **06/19/24** List Price: **\$499,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **2,960 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **980**
 Low Sqft:
 Ttl Sqft: **980**

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 15`3"	Kitchen	Main	8`11" x 16`3"
Bedroom - Primary	Main	12`0" x 14`3"	Dining Room	Main	11`10" x 7`9"
Bedroom	Main	8`8" x 12`1"	4pc Bathroom	Main	8`0" x 5`1"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C1N**

Legal Desc: **9011520**

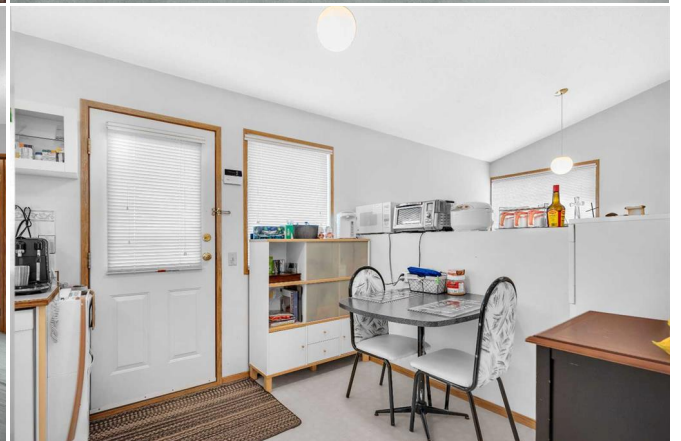
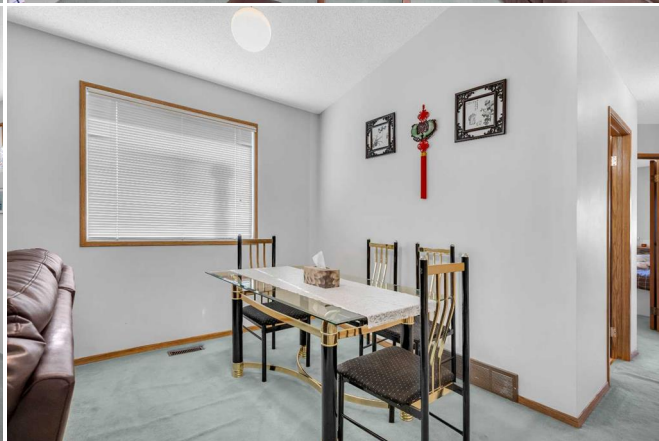
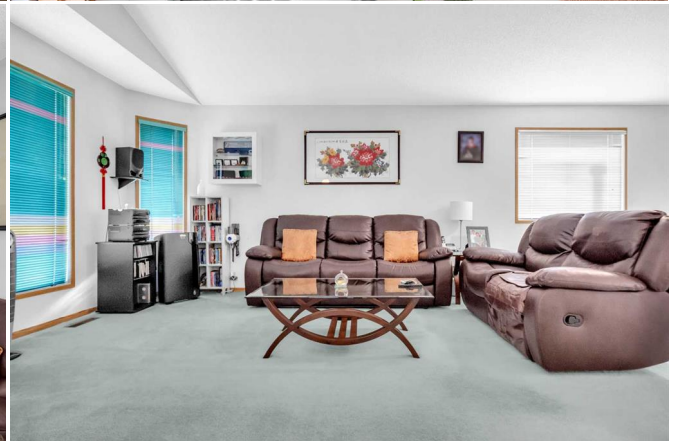
Remarks

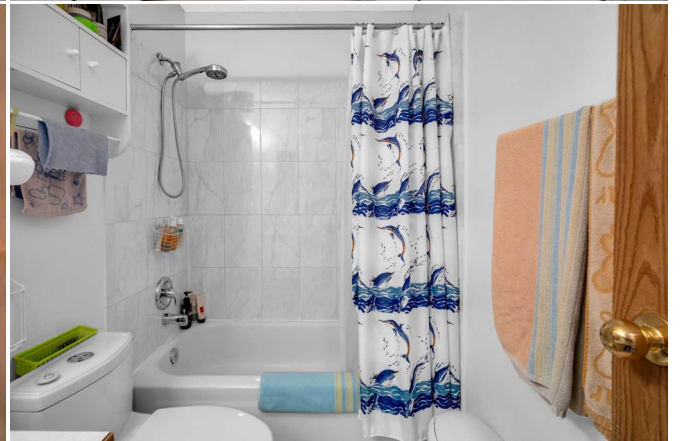
Pub Rmks: **Prime Location - 28 Martinwood Way NE, Calgary, AB T3J 3H1 Welcome to this charming bi-level detached house in the desirable Martindale community. Built in 1991, this home features 2 bedrooms, 1 full bathroom, and a spacious living area of 980.48 sq ft above grade. The property is situated on a 2960 sq ft lot with a south-facing front exposure, providing ample natural light throughout the day. The main floor boasts a spacious living room perfect for family gatherings, a well-equipped kitchen with plenty of counter space and cabinetry, a generous primary bedroom with ample closet space, a cozy dining area for intimate meals, and a comfortable second bedroom. Additionally, there is a 4-piece bathroom featuring modern fixtures. The full and unfinished basement provides a blank canvas for your creative ideas and additional space for future development. Exterior features include a double detached garage offering secure and convenient parking, back lane access, and a fully fenced backyard ideal for outdoor activities and pets. This home is located close to playgrounds, schools, shopping centers, and public transit, making it a perfect location for families. With forced air heating, carpet and linoleum flooring throughout, and vinyl siding and wood frame construction, this delightful home offers an excellent layout and is situated in a vibrant community with all necessary amenities nearby. Don't miss this opportunity to own a beautiful home in Martindale. Schedule a viewing today!**

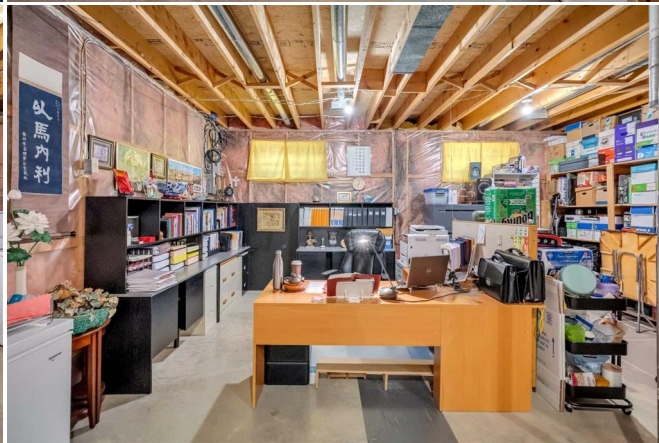
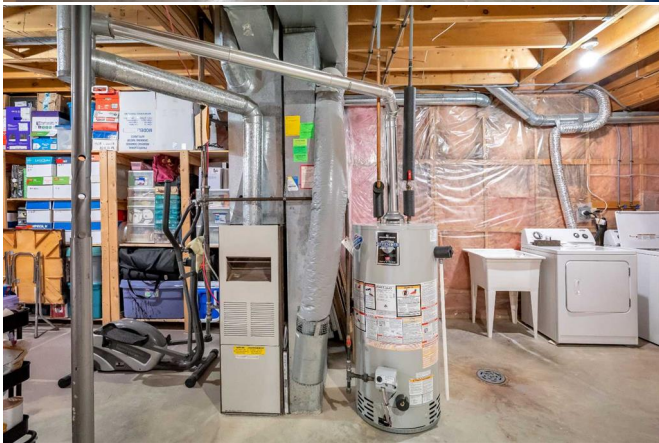
Inclusions:
Property Listed By: **N/A
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











28 Martinwood Way NE, Calgary, AB

Main Floor Exterior Area 950.48 sq ft
Interior Area 950.21 sq ft



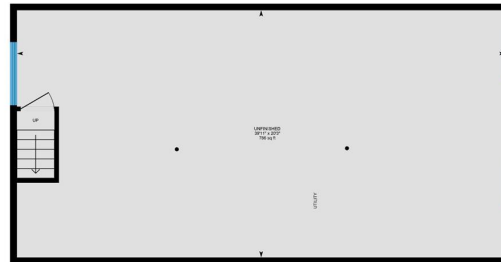
PREPARED: 2024/05/14



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 574.23 sq ft
Interior Area 507.49 sq ft



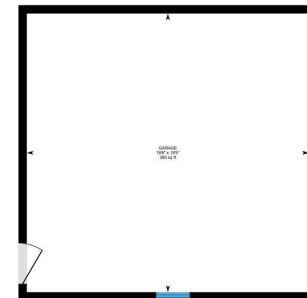
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Detached Garage Excluded Area 352.05 sq ft



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