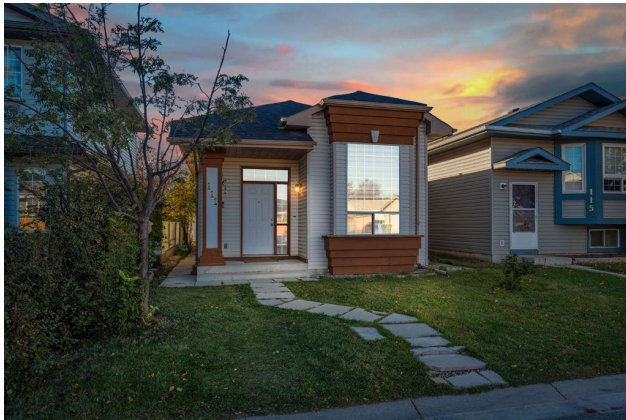


111 MARTINWOOD Place, Calgary T3J 3H5

MLS®#: **A2172122** Area: **Martindale** Listing Date: **10/10/24** List Price: **\$615,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **2,755 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,074**
 Low Sqft:
 Ttl Sqft: **1,074**

DOM

42
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Other**
Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	6`7" x 6`0"	4pc Bathroom	Main	6`7" x 6`10"
Bedroom	Main	9`3" x 10`10"	Bedroom	Main	8`7" x 11`0"
Dining Room	Main	10`7" x 11`4"	Kitchen	Main	8`11" x 11`6"
Bedroom - Primary	Main	10`0" x 14`0"	Living Room	Main	16`7" x 14`10"
4pc Bathroom	Basement	4`11" x 7`11"	Bedroom	Basement	8`4" x 12`1"
Bedroom	Basement	10`11" x 12`6"	Kitchen	Basement	9`4" x 12`7"
Game Room	Basement	12`8" x 12`4"	Furnace/Utility Room	Basement	5`5" x 10`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9110057

Remarks

Pub Rmks: **Welcome to This beautiful Bi-Level house situated in Martindale northeast Calgary with all the Amenities at walk-in Distance. Just a minute walk from Dashmesh cultural centre. This 5 bedrooms, 3 Full bathrooms, Finished Basement suite (illegal & 2 Car Garage house offers you to Live Up 7 Rent Down option. Upon entering the huge Living area with high ceiling & great sized window will amaze you. Moving forward a great sized kitchen comes with lots of storage space & a good sized Dining area with a patio door beside it. On this Main Level you will get 3 Bedrooms out of which 1 Big sized is a Primary Bedroom with a good sized closet & attached Full Bathroom to it. Other 2 decent sized bedrooms shares one common full bathroom. The Basement is a Rentable Suite (illegal) with 2 good sized Bedrooms, Living & dinning area, a decent sized kitchen & a full Bathroom. Both the levels have their own separate Laundry. 2 Car Garage comes at the back of the house . This house is a great potential to Live Up & Rent Down or for the investors. Happy showings!!**

Inclusions:
Property Listed By: **N/A
Coldwell Banker YAD Realty**

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





