



THE
A-TEAM

**RE/MAX
FIRST**

23 MARTINWOOD Way, Calgary T3J 3H1

MLS®#: **A2174221**

Area: **Martindale**

Listing Date: **10/30/24**

List Price: **\$495,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1990**

Lot Information

Lot Sz Ar: **2,744 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,079**

Low Sqft:

Ttl Sqft: **1,079**

DOM

22

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Lawn,Treed

Double Garage Detached,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Microwave,Range,Range Hood,Refrigerator,Washer

Int Feat:

Ceiling Fan(s),Chandelier,Storage,Vinyl Windows

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-----------------------------|-----------------|-----------------------|---------------------|-----------------|----------------------|
| Dining Room | Main | 8`5" x 8`10" | Kitchen | Main | 10`6" x 8`11" |
| Living Room | Main | 15`1" x 16`4" | 4pc Bathroom | Upper | 4`10" x 7`4" |
| Bedroom | Upper | 8`7" x 11`11" | Bedroom | Upper | 9`10" x 8`11" |
| Bedroom - Primary | Upper | 16`6" x 11`3" | 3pc Bathroom | Basement | 4`11" x 7`2" |
| Game Room | Basement | 17`10" x 16`6" | Storage | Basement | 12`7" x 8`9" |
| Furnace/Utility Room | Basement | 4`8" x 5`9" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9011520

Remarks

Pub Rmks: **Welcome to your dream home! This beautifully updated 3-bedroom, 2-bathroom residence offers 1,079 square feet of living space and is nestled in the serene and friendly neighborhood of Martindale. Enjoy easy access to all amenities, including nearby shops, schools, and parks, while relishing the peaceful lifestyle this desirable location provides. Step inside to find a fully upgraded kitchen that is perfect for cooking and entertaining, featuring beautiful finishings and ample storage. The home boasts two full bathrooms, ensuring plenty of space for family and guests. Recent improvements include newly replaced windows and doors, enhancing both energy efficiency and curb appeal. Upstairs, you'll discover brand new carpet, while the main level features recently installed hardwood flooring, creating a fresh and inviting atmosphere throughout. The fully developed basement adds valuable extra space, perfect for a family room, home office, or play area. The exterior has been thoughtfully updated as well, with new siding and a roof completed in 2019, ensuring peace of mind for years to come. Park with ease and convenience as the double detached garage is heated! This home is perfect for families seeking a blend of modern upgrades and a prime location. Don't miss the opportunity to make it yours!**

Inclusions:
Property Listed By: **N/A**
Royal LePage Benchmark

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







23 Martinwood Way NE, Calgary, AB

Main Building: Total Exterior Area Above Grade: 10776.95 sq ft



While regions are included from total floor area in CAUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 05/04/2021

BigGUIDE