



THE
A-TEAM

**RE/MAX
FIRST**

108 MARTINWOOD Way, Calgary T3J 3G8

MLS®#: **A2177019** Area: **Martindale** Listing Date: **11/02/24** List Price: **\$599,900**
 Status: **Pending** 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: **2,960 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,353**
 Low Sqft:
 Ttl Sqft: **1,353**

DOM

49
Layout
 Beds: **6 (3 3)**
 Baths: **3.5 (3 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 2`8"	Bedroom	Main	9`0" x 8`11"
Kitchen	Main	11`7" x 10`10"	Living Room	Main	12`11" x 16`5"
4pc Bathroom	Upper	9`8" x 5`0"	Bedroom	Upper	9`2" x 10`11"
Bedroom	Upper	11`6" x 13`0"	4pc Ensuite bath	Lower	7`4" x 8`3"
Bedroom	Lower	13`2" x 7`5"	Bedroom - Primary	Lower	12`3" x 8`3"
3pc Bathroom	Basement	9`10" x 4`6"	Bedroom	Basement	11`5" x 9`1"
Kitchen	Basement	8`1" x 7`7"	Game Room	Basement	9`8" x 14`7"

Furnace/Utility Room

Basement

11`5" x 6`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9011520

Zoning:

R-1

Remarks

Pub Rmks:

Open house December 14th, Saturday 12 to 03:00 P.M. Back on market due to Financing... Welcome to this east-facing, fully renovated home, an ideal choice for first-time buyers or investors! Nestled in one of the most amenity-rich communities, this property is just a short walk from schools, shopping centers, the LRT station, and Martindale's Genesis Centre. This spacious home offers 6 bedrooms, 3.5 bathrooms, a double detached garage, an illegal basement suite, and separate laundry areas for both the upper floor and basement. As you enter, you'll be greeted by a large living area with a stylish feature wall, a separate dining space, and a spacious kitchen. The main floor also includes a bedroom, a half bathroom, and a convenient laundry area. Upstairs, two bedrooms share a full bathroom. On the third level, you'll find the primary bedroom with a 4-piece ensuite and an additional bedroom. The basement features a kitchen, living area, another bedroom, a 3-piece bathroom, and separate laundry rough-ins. Outside, enjoy a generous backyard and a double detached garage. Don't miss out on this opportunity—this home won't be on the market for long!

Inclusions:

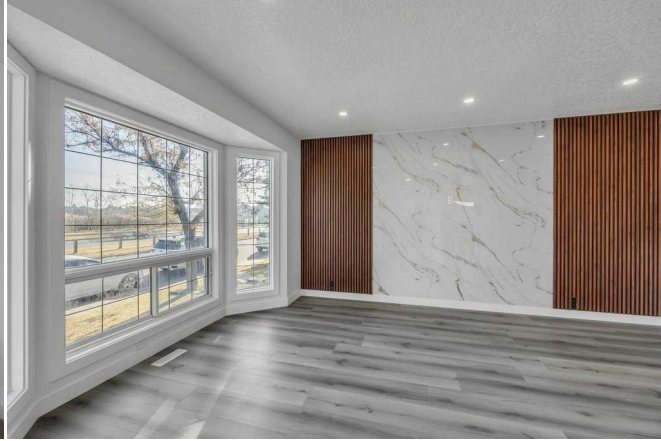
Property Listed By:

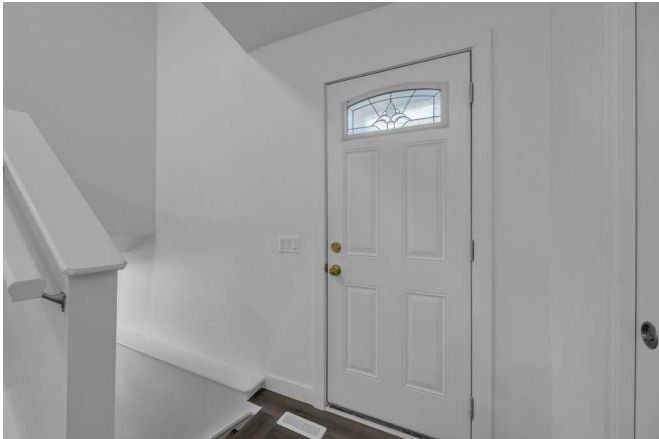
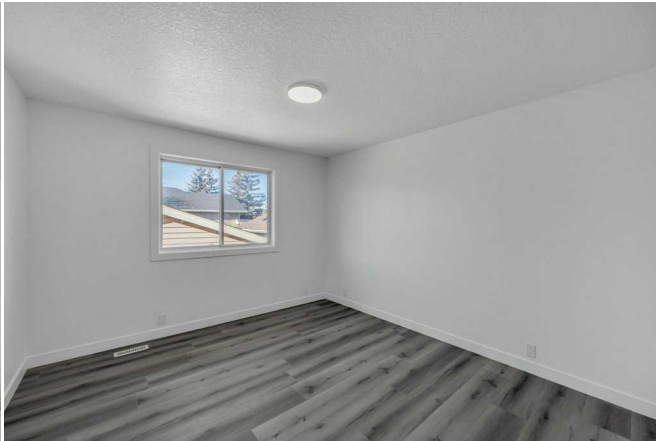
NONE

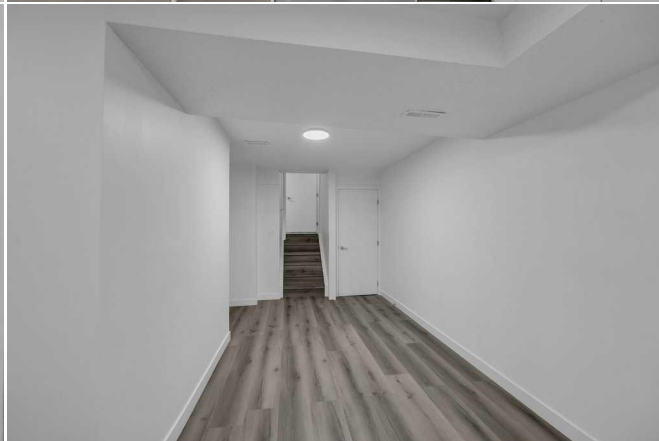
PREP Realty

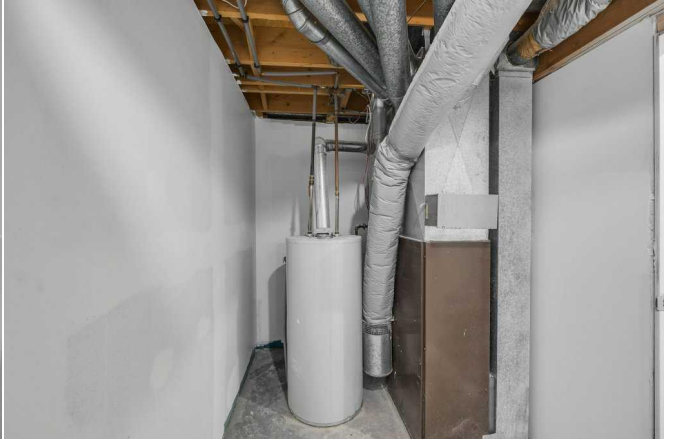
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





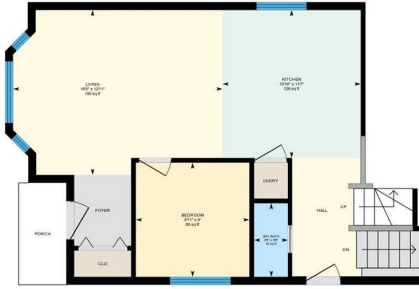






108 Martinwood Way NE, Calgary, AB

Main Floor Exterior Area 591.15 sq ft
Interior Area 541.31 sq ft



PREPARED: 2024/11/02



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.

108 Martinwood Way NE, Calgary, AB

Upper Floor Exterior Area 418.92 sq ft
Interior Area 385.59 sq ft



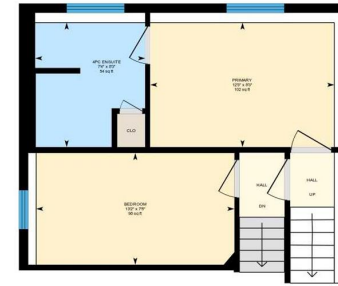
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Lower Floor Exterior Area 343.01 sq ft
Interior Area 312.24 sq ft



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Basement (Below Grade) Exterior Area 544.35 sq ft
Interior Area 485.94 sq ft



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