



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: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1992**

Finished Floor Area

Abv Sqft: **1,353**

Low Sqft:

Ttl Sqft: **1,353**

Lot Information

Lot Sz Ar: **2,960 sqft**

Lot Shape:

DOM

**19**

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**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Vinyl Plank**

Water Source:

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
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`9" x 2`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 10`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`8" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 13`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`2" x 7`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`10" x 4`6"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>8`1" x 7`7"</b>

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

Furnace/Utility Room

Basement

11`5" x 6`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9011520

Zoning:

R-1

Remarks

Pub Rmks:

**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:

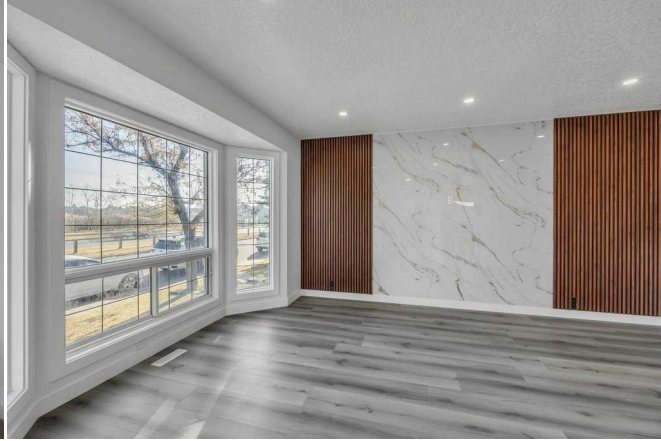
Property Listed By:

NONE

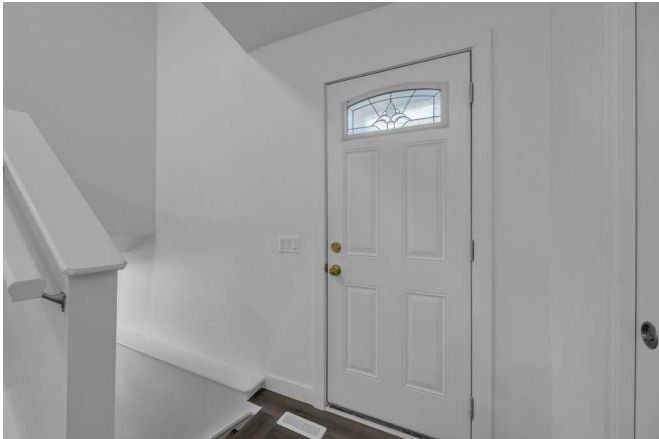
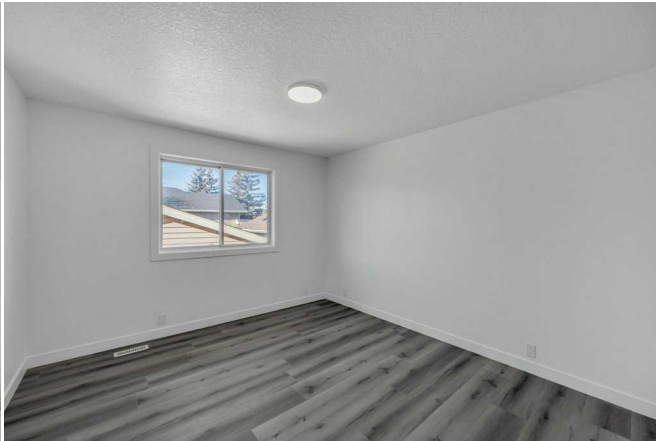
PREP Realty

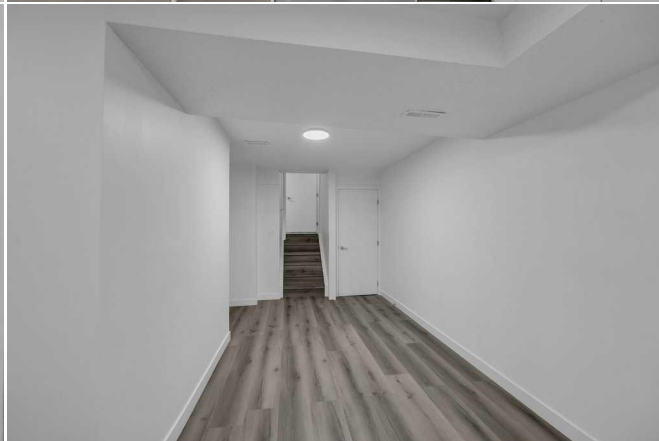
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



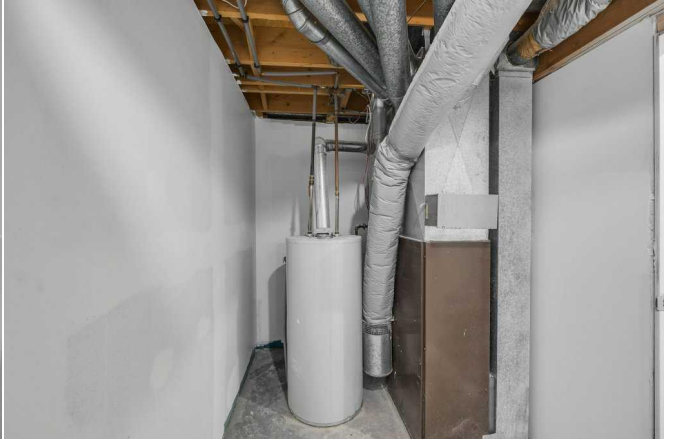












**108 Martinwood Way NE, Calgary, AB**

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



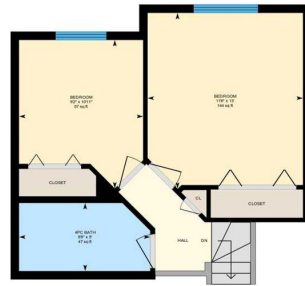
PREPARED: 2024/11/02



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



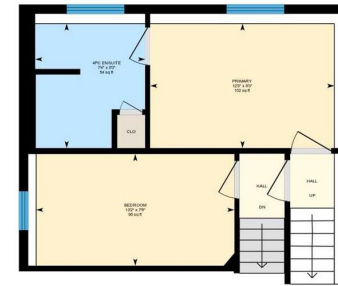
PREPARED: 2024/11/02



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**108 Martinwood Way NE, Calgary, AB**

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



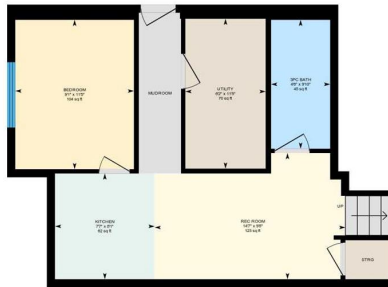
PREPARED: 2024/11/02



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**108 Martinwood Way NE, Calgary, AB**

Basement (Below Grade) Exterior Area 544.35 sq ft  
Interior Area 493.94 sq ft



PREPARED: 2024/11/02



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