



THE
A-TEAM

**RE/MAX
FIRST**

108 MARTINWOOD Way, Calgary T3J 3G8

MLS®#: **A2177019** Area: **Martindale** Listing **11/02/24** List Price: **\$614,900**
 Status: **Pending** County: **Calgary** Change: **+\$15k, 31-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1992** Abv Sqft: **1,353**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,960 sqft** Ttl Sqft: **1,353**
 Lot Shape:

DOM

81
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: Ext Feat: **Playground** 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	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:

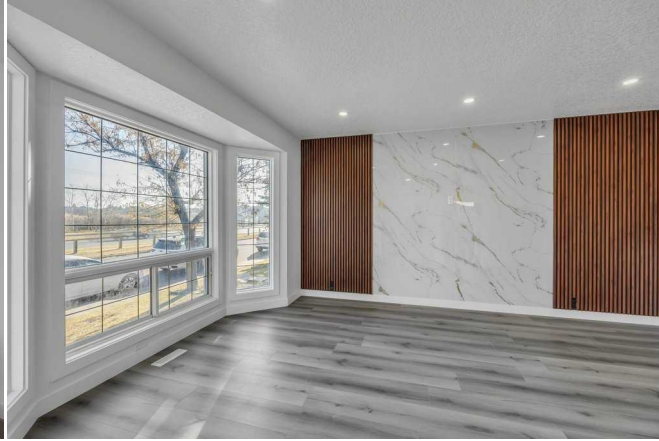
Property Listed By:

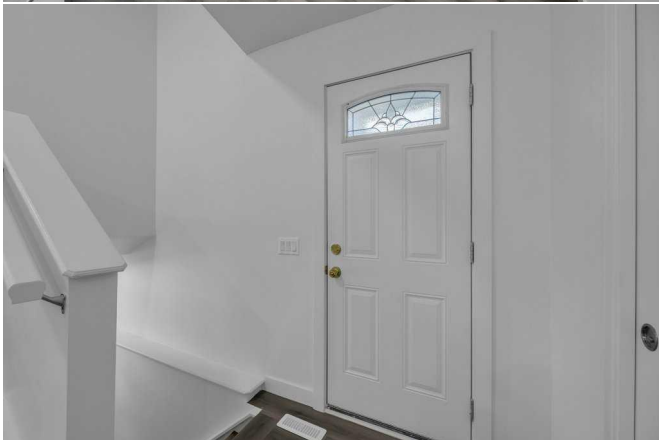
NONE

PREP Realty

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





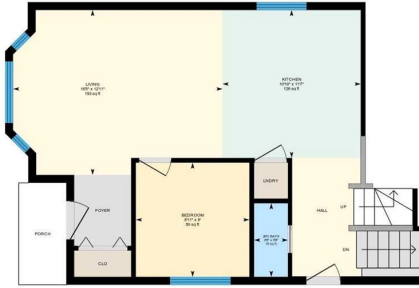






108 Martinwood Way NE, Calgary, AB

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.

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



PREPARED: 2024/11/02



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



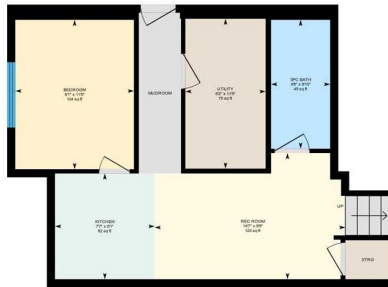
PREPARED: 2024/11/02



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



PREPARED: 2024/11/02



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