



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 MARTINWOOD Road, Calgary T3J 3G7**

MLS®#: **A2195940**      Area: **Martindale**      Listing Date: **02/22/25**      List Price: **\$550,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar: **2,755 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,218**  
 Low Sqft:  
 Ttl Sqft: **1,218**

DOM

**1**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Barbecue,BBQ gas line,Dog Run,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 13`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`5" x 13`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 8`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 8`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`1" x 4`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`5" x 8`4"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`0" x 12`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9011520**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to your newly updated detached home situated on a prime street in a location that can't be beat! This three bedroom home offers tremendous value with a newer roof, siding, eavestroughs, gutters and windows! All the heavy lifting has been completed! A recently built oversized, fully insulated and drywalled double garage is the perfect addition to the SOUTH-FACING backyard which offers low maintenance with a newer concrete patio, deck and an already installed seniors chairlift! Plus you have enough room for a dog run in the fully fenced backyard! Inside, you are greeted to spacious living room with large windows offering plenty of natural light. The kitchen nook is ideal for family time leading to your back deck and patio. Upstairs, features an oversized primary retreat with beautiful bay windows and good size second and third bedrooms accompanied by a full bath. The basement offers a large family room that can easily be utilized as a kid's playroom or can be converted into the perfect man cave or gym! Plenty of additional storage space exists for a buyer's needs. A full size deep freezer and washer/dryer complete this space. Updates include; all new carpet, laminate flooring, updated nest thermostat, new lighting and much more. Don't miss your opportunity to view this one! Less than a 10 minute walk to the Gurdwara, the Genesis Centre and Saddletowne Circle amenities! Steps from major roads. This is an ideal home for newcomers, first-time buyers, investors and/or empty nesters!**

Inclusions: **Garburator, Deep Freezer In Basement, Chair Lift in Backyard, BBQ**

Property Listed By: **Century 21 Bamber Realty LTD.**

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











