

# \$469,900 - 56 Martinwood Way Ne, Calgary

MLS® #A2248357

**\$469,900**

4 Bedroom, 1.00 Bathroom, 992 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Solidly built home, that has been lovingly maintained & perfect for a growing family with tons of room!! As you enter you will notice how bright the Living room & nook is with its large window and Vaulted ceiling, which leads into the spacious Kitchen. The upper level features 2 bedrooms, with the main having access to the enclosed porch with a hot tub (as is) , this 3 season room is perfect for relaxing and affords tons of privacy. The 3rd level offers gym area, 2 other rooms . The basement features a large rec room , laundry room and a roughed in bathroom location. The backyard is low maintenance & fully fenced with privacy screens . This home could be amazing with a few cosmetic updates as the major work has been done. New roof 2024, New Furnace, (8 years old), new plumbing (poly b removed), hot water tank (10 years old) .

Built in 1991

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248357  |
| Price          | \$469,900 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 992       |
| Acres          | 0.07      |
| Year Built     | 1991      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 56 Martinwood Way Ne |
| Subdivision | Martindale           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 3G9              |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 2                                           |
| Parking        | Off Street, On Street, Parking Pad, Unpaved |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Partially Finished                                                              |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                              |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding                                     |
| Foundation        | Poured Concrete                                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 23                |
| Zoning         | R-CG              |

### Listing Details

Listing Office

RE/MAX Realty Professionals

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