

# \$509,900 - 108 Martinwood Road Ne, Calgary

MLS® #A2210875

**\$509,900**

2 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

HUGH PRICE REDUCTION ! Welcome to this STUNNING , huge CORNER LOT - 4 level split house . Fully developed on all four levels with 1787.5 sq ft living space. Fully FENCED , ample PARKING , convenient LOCATION with close proximity to Genesis Center, Saddletowne Circle, Public transportation. On the main floor is the Living room , Dining room and Kitchen with LARGE WINDOWS that flood the space with natural light. and has VAULTED Ceiling. On the upper floor are two very spacious bedrooms (cuurrently both bedrooms have King size beds in them) and a full washroom (washroom flooring recently upgraded). On the the lower level is a HUGE Family room with a fireplace. In the basement is a study room/flex room , a den (a window can be easily made to convert it into a bedroom), a full washroom with laundry and big storage space. The lower levels can be easily converted into a basement suite with city permits. The whole house is freshly PAINTED. The icing on the cake is the covered HUGE SIDE DECK taking the full advantage of the wide corner lot ! Please book the showing of this house before it's gone!

Built in 1992

## Essential Information

MLS® # A2210875

Price \$509,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	108 Martinwood Road Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3H7

### **Amenities**

Parking	Off Street
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### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 11th, 2025

Days on Market            35

Zoning                        R-CG

### **Listing Details**

Listing Office                Royal LePage METRO

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