

# \$459,900 - 35 Martinwood Way Ne, Calgary

MLS® #A2248164

**\$459,900**

3 Bedroom, 2.00 Bathroom, 1,095 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

Whether you're looking for your first home or a smart investment, this property checks all the boxes! Nestled on a quiet street in one of Martindale's most sought-after locations, this beautifully maintained 2-storey home presents a fantastic opportunity! The main floor welcomes you with a spacious living room and a large bay window that floods the space with natural light. The remodeled kitchen offers ample cabinetry, a cozy dining nook with stainless steel appliances. A convenient rear door leads directly to the backyard through the dining area, perfect for summer barbecues and outdoor entertaining. Venturing Upstairs, you'll find three generously sized bedrooms and a 4-piece bathroom. The fully developed basement expands your living space with a comfortable family/games room, a 2-piece bathroom, and a dedicated laundry area. The fully fenced backyard provides privacy, a small storage shed, and room for gardening or play. Located just minutes from the C-Train, bus routes, schools, Sikh Temple, Genesis Recreation Centre, shopping and all other amenities, this property shows 10/10!

Built in 1990

## Essential Information

MLS® # A2248164

Price \$459,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,095       |
| Acres          | 0.06        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 35 Martinwood Way Ne |
| Subdivision | Martindale           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 3G9              |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| Parking        | None |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | No Smoking Home                                     |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Has Basement      | Yes                                                 |
| Basement          | Finished, Full                                      |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 29                |
| Zoning         | R-CG              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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