# \$615,000 - 28 Martinwood Way, Calgary

MLS® #A2199948

## \$615,000

5 Bedroom, 3.00 Bathroom, 978 sqft Residential on 0.07 Acres

Martindale, Calgary, Alberta

Fully Renovated Bi-Level Home in Prime Location - 28 Martinwood Way NE, Calgary, AB T3J 3H1

Welcome to this beautifully renovated bi-level detached home, ideally located in the highly sought-after Martindale community. Built in 1991, this charming residence offers 5 bedrooms, 3 full bathrooms, and a spacious 977 sq ft of above-grade living space. The property is situated on a 2,960 sq ft lot with a south-facing front exposure, ensuring an abundance of natural light throughout the day.

The main floor features a bright and inviting living room with brand-new vinyl flooring, perfect for family gatherings. The newly renovated kitchen is equipped with a large island, new appliances, and ample cabinetry and counter space, providing a modern and functional cooking environment. The generous primary bedroom includes a 3-piece ensuite and a sizable closet, while 2 additional well-sized bedrooms offer ample space for family or guests. The cozy dining area is ideal for intimate meals, and the fully renovated 4-piece bathroom and Laundry on the main floor adds to the home's appeal.

The fully finished illegal suite, with a separate entrance, boasts 9-foot ceilings and includes 2 spacious bedrooms, a den that can serve as an office or playroom, and a brand-new kitchen with a large living area. The suite also







features separate laundry facilities for added convenience.

Exterior features include a double detached garage offering secure parking, back lane access, and a fully fenced backyard, perfect for outdoor activities and pets. The home is ideally located near a Sikh temple, playgrounds, schools, shopping centers, and public transit, making it a perfect choice for families seeking convenience and accessibility.

Additional upgrades include forced air heating, all-new flooring throughout, fresh paint, and new vinyl siding. This home offers an exceptional layout and is situated in a vibrant community with all necessary amenities nearby.

Don't miss the opportunity to own this beautifully renovated home in Martindale. Schedule a viewing today!

Built in 1991

#### **Essential Information**

MLS® # A2199948 Price \$615,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 978

Acres 0.07

Year Built 1991

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

## **Community Information**

Address 28 Martinwood Way

Subdivision Martindale

City Calgary
County Calgary
Province Alberta
Postal Code T3J 3H1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking

Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted

Ceiling(s)

Appliances Dishwasher, Dryer, Electric Cooktop, Electric Range, Microwave,

Refrigerator, Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Suite

### **Exterior**

Exterior Features Other, Playground, Private Entrance, Private Yard

Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed March 10th, 2025

Days on Market 2

Zoning R-C1N

## **Listing Details**

Listing Office Coldwell Banker YAD Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services