

# \$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            37

Zoning                        R-CG

### **Listing Details**

Listing Office                Royal LePage METRO

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