

# \$449,900 - 56 Martinwood Way Ne, Calgary

MLS® #A2259837

**\$449,900**

4 Bedroom, 1.00 Bathroom, 992 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

lovingly maintained, Solidly built home, that is perfect for those looking to downsize or a GREAT investment property!! 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) , there is also a Rough in for a lower bathroom. Near schools , shopping , Genesis center , LRT and more.

Built in 1991

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259837  |
| Price          | \$449,900 |
| 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    | September 25th, 2025 |
| Days on Market | 20                   |

Zoning                      R-CG

**Listing Details**

Listing Office              RE/MAX Realty Professionals

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