



GRASSROOTS

REALTY GROUP

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11 Martinwood Road NE
Calgary, Alberta

MLS # A2269023



\$529,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	973 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers, Granite Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NONE

Great location on a corner lot! This home features a bright main floor with 3 bedrooms, 1 full bathroom, and a newly updated kitchen. The basement offers a 2-bedroom illegal suite, providing excellent potential for extended family or rental income. Additional highlights include a single detached garage, main floor side entrance access to the backyard, and a large deck perfect for entertaining.