



**329 Martinwood Place NE  
Calgary, Alberta**

**MLS # A2285894**



**\$564,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Cul-De-Sac, Irregular Lot, Low M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Downstairs Fridge, Homeowner is downsizing. Offers can be made on any and all furniture in the home

Welcome to this well-maintained 4-level split, 3 bedroom, 2.5 bath, located in the established community of Martindale and within walking distance to both the Geneisis Centre and the Dashmesh Culture Centre! 1483 of finished/liveable space on 3 levels +382 sq ft in the basement, which can easily be transitioned into a 4th bedroom. 499 sq ft of crawl space. Situated on a large pie-shaped lot with rear lane access, this property offers exceptional space, functionality, and parking options—perfect for large families, hobbyists, or anyone needing extra room for vehicles and toys. This home has seen several important updates, including central air conditioning (2017), hot water tank (2018), furnace (2020), siding (2020) and roof shingles (2020), giving buyers peace of mind and added value. There is a roughed in Central Vacuum system. New owner can take over the existing Telus Security system including a doorbell camera. The main floor features a bright and inviting living room filled with natural light, flowing into the dining area and kitchen, creating a practical layout for everyday living and entertaining. The upper level offers two comfortable bedrooms, 1 and a half bathrooms, providing a functional space for family living. The lower levels provide additional developed living space, ideal for a family room, recreation area, home office, or gym, along with a convenient 3rd bedroom and full bathroom. One of the standout features of this home is the oversized 23'4" x 19'3" heated detached garage, both ceiling heater and in-floor heating, offering plenty of room for vehicles, storage, or a workshop. The spacious pie-shaped backyard also includes space for an RV parking pad, making it perfect for outdoor enthusiasts or those needing additional parking. Conveniently located close to schools, parks, shopping, public transit, and easy access to major routes

and the Calgary International Airport, this home offers both comfort and convenience in a family-friendly neighborhood. Don't miss this opportunity to own a spacious 4 level split home with an oversized garage and plenty of yard space in one of northeast Calgary's most accessible communities. Book your private showing today!