



GRASSROOTS
REALTY GROUP

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**11 Martinwood Road NE
Calgary, Alberta**

MLS # A2309678

\$489,000



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:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters		

Inclusions: None

OPEN HOUSE SUNDAY JUNE 7, 2026! 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 detached garage, main floor side entrance access to the backyard, and a large deck perfect for entertaining.