



246 Martinwood Place NE
Calgary, Alberta

MLS # A2311373



\$614,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,710 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Asphalt, Covered, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Cul-De-Sac, Interior Lot, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Storage Shed

First time offered to market in over a decade! Welcome to this exceptional opportunity to own a well-maintained 2-storey home featuring a LEGAL basement, ideally situated on a quiet low-traffic cul-de-sac in a highly desirable, amenity-rich location. The upper level offers 3 spacious bedrooms, including a generous primary bedroom with private ensuite, while the bright open-concept main floor is designed for comfortable everyday living. The functional kitchen features a gas stove, ample cabinetry, and a convenient island, seamlessly connecting to the dining and living areas complete with a cozy fireplace. A versatile main floor flex room provides the perfect space for a home office, den, playroom, or study. Downstairs, the fully legal 1-bedroom basement legal suite with separate entrance adds tremendous value and flexibility, complete with its own kitchen and separate laundry for added convenience and privacy. A rare turn-key opportunity, both the upper and basement suites are currently rented, offering immediate income potential from day one. Whether you're expanding your investment portfolio or looking to offset your mortgage, this property delivers outstanding versatility and long-term value. Step outside to enjoy the backyard space, rear deck, and the convenience of a double oversized detached garage with paved rear lane access. The gated backyard also offers additional rear parking with potential RV parking, plus a large storage shed for tools, seasonal items, or extra storage needs. Location truly sets this home apart, tucked away with minimal traffic while still being walking distance to parks, schools, shopping, transit, recreation, and everyday amenities. Enjoy quick access to the Genesis Centre/YMCA, library, sports fields, shopping plazas, Dashmesh Culture Centre and major roadways, making day-to-day living incredibly convenient. Whether you're

an investor searching for immediate rental income or a homeowner looking for added flexibility and long-term value, this is a property you won't want to miss. Book your private showing today!