



**91 Martinwood Court NE
Calgary, Alberta**

MLS # A2316529



\$540,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	969 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to this well-maintained and fully 4-level split home located in community of Martindale in NE Calgary. Within 5 minutes driving/walking, there are: LRT Saddletowne station, bus stop, grocery stores, restaurants, YMCA Genesis Leisure Centre, Schools, Dashmesh Culture Centre, parks, playgrounds… Walk through the main floor, there are beautiful of living room with bay windows, dining area and upgraded kitchen. Upper level, there are 2 good size bedrooms and 3 pieces of bathroom. Lower level, have another 2 bedrooms, kitchen, living room, 4 pieces bathroom, laundry area. (Currently the basement rented out for \$1400/month plus 40% of utilities. These good tenants lived in the last 2 years, willing to stay if the new owner want to keep them). Basement has a separate entrance from the back door. Patio from the back door all bricked, nice, neat and easy to maintenance. Backyard fully gravel. The single garage in the back easy to access from multiple directions through the back alley. House fenced around and well kept. Recently, the owner upgraded: new furnace (2026), new rain gutter (Dec 2025), new fridge main floor (2025), new stove main floor (2025), all new light fixture main floor (2024)…Check it out and discuss with your agents before it is gone.