



GRASSROOTS
REALTY GROUP

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369 Martinwood Place NE
Calgary, Alberta

MLS # A2320392



\$560,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,253 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: None

Open House June 13 & 14 Sat- Sun 12:00Pm to 4:00Pm. Welcome to this beautifully renovated two-storey home, offering the perfect combination of comfort, functionality, and investment potential. Ideal for first-time homebuyers and savvy investors alike, this well-maintained property is located in a family-friendly neighborhood and presents an excellent live-up, rent-down opportunity. The bright and inviting main floor features an open-concept layout with a spacious living room, a well-appointed kitchen with ample cabinetry, a dedicated dining area, a convenient powder room, and a functional laundry space. Upstairs, you'll find a generous primary bedroom, two additional well-sized bedrooms, and a full 4-piece bathroom, providing plenty of room for a growing family. The professionally developed illegal basement adds exceptional versatility and includes two rooms, a comfortable living area, a full bathroom, and a private side entrance, making it ideal for extended family, multi-generational living, or potential rental income. Recent upgrades include fresh interior and exterior paint, new flooring throughout, and beautifully renovated bathrooms on every level. Combining modern updates, ample living space, and outstanding income-generating potential, this move-in-ready home offers incredible value and is an opportunity you won't want to miss. Please contact to book your private showing.