



35 Martinwood Way Calgary Alberta

\$459,900

Whether you're looking for your first home or a smart investment, this property checks all the boxes! Nestled on a quiet street in one of Martindale's most sought-after locations, this beautifully maintained 2-storey home presents a fantastic opportunity! The main floor welcomes you with a spacious living room and a large bay window that floods the space with natural light. The remodeled kitchen offers ample cabinetry, a cozy dining nook with stainless steel appliances. A convenient rear door leads directly to the backyard through the dining area, perfect for summer barbecues and outdoor entertaining. Venturing Upstairs, you'll find three generously sized bedrooms and a 4-piece bathroom. The fully developed basement expands your living space with a comfortable family/games room, a 2-piece bathroom, and a dedicated laundry area. The fully fenced backyard provides privacy, a small storage shed, and room for gardening or play. Located just minutes from the C-Train, bus routes, schools, Sikh Temple, Genesis Recreation Centre, shopping and all other amenities, this property shows 10/10! (id:6769)

Recreational, Games room 16.00 Ft x 14.58 Ft

Laundry room 16.25 Ft x 11.08 Ft

2pc Bathroom 4.92 Ft x 5.58 Ft

Kitchen 8.00 Ft x 9.17 Ft

Living room 16.92 Ft x 17.25 Ft

Dining room 9.08 Ft x 7.83 Ft

Primary Bedroom 14.50 Ft x 10.08 Ft

Bedroom 8.08 Ft x 11.83 Ft

Bedroom 8.92 Ft x 11.83 Ft

4pc Bathroom 5.00 Ft x 8.67 Ft

Listing Presented By:



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