

\$459,900 - 35 Martinwood Way Ne, Calgary

MLS® #A2248164

\$459,900

3 Bedroom, 2.00 Bathroom, 1,095 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

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!

Built in 1990

Essential Information

MLS® # A2248164

Price \$459,900



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,095
Acres	0.06
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Martinwood Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3G9

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.