

23 Martinwood Way NE  
Calgary, Alberta

MLS # A2174221



**\$500,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to your dream home! This beautifully updated 3-bedroom, 2-bathroom residence offers 1,079 square feet of living space and is nestled in the serene and friendly neighborhood of Martindale. Enjoy easy access to all amenities, including nearby shops, schools, and parks, while relishing the peaceful lifestyle this desirable location provides. Step inside to find a fully upgraded kitchen that is perfect for cooking and entertaining, featuring beautiful finishings and ample storage. The home boasts two full bathrooms, ensuring plenty of space for family and guests. Recent improvements include newly replaced windows and doors, enhancing both energy efficiency and curb appeal. Upstairs, you'll discover brand new carpet, while the main level features recently installed hardwood flooring, creating a fresh and inviting atmosphere throughout. The fully developed basement adds valuable extra space, perfect for a family room, home office, or play area. The exterior has been thoughtfully updated as well, with new siding and a roof completed in 2019, ensuring peace of mind for years to come. Park with ease and convenience as the double detached garage is heated! This home is perfect for families seeking a blend of modern upgrades and a prime location. Don't miss the opportunity to make it yours!