

# \$634,900 - 369 Martinwood Place Ne, Calgary

MLS® #A2213492

**\$634,900**

5 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

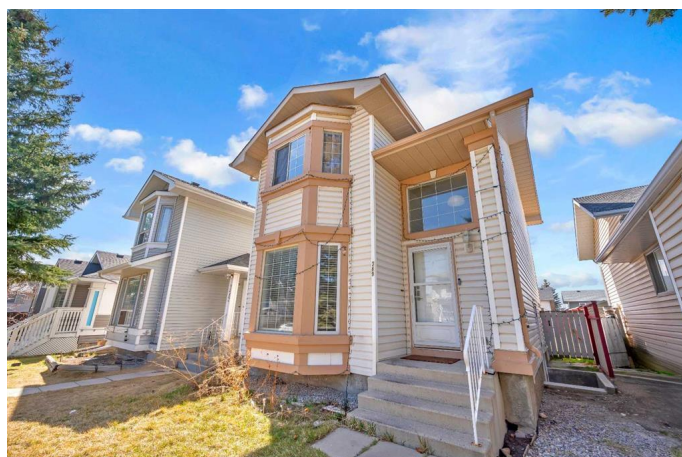
Welcome to this beautifully updated two-story home—perfect for first-time home buyers or savvy investors! Located in a family-friendly neighborhood, this well-maintained property offers the ideal "live-up, rent-down" opportunity. The main floor boasts a bright and spacious open-concept layout featuring a large living area, a well-appointed kitchen with ample cabinetry, a dedicated dining space, and a convenient powder room. Completing the main level is a laundry area for added functionality. Upstairs, you'll find a generous primary bedroom along with two additional well-sized bedrooms and a full 4-piece bathroom—perfect for growing families. The basement has been professionally renovated (illegal suite) and includes two rooms, a living area, a bathroom, and a private separate side entrance, offering great potential or multi-generational living. Recent upgrades include: Fresh interior and exterior paint New flooring throughout. Renovated bathrooms on all levels. This home combines value, space, and investment potential in one package. Don't miss out—contact your favorite REALTOR® today to book a showing!

Built in 1992

## Essential Information

MLS® #                      A2213492

Price                         \$634,900



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,264
Acres	0.07
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	369 Martinwood Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J3H7

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Rear Drive

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 30th, 2025

Days on Market            12

Zoning                        R-CG

### **Listing Details**

Listing Office                eXp Realty

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