

\$449,900 - 56 Martinwood Way Ne, Calgary

MLS® #A2259837

\$449,900

4 Bedroom, 1.00 Bathroom, 992 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

lovingly maintained, Solidly built home, that is perfect for those looking to downsize or a GREAT investment property!! As you enter you will notice how bright the Living room & nook is with its large window and Vaulted ceiling, which leads into the spacious Kitchen. The upper level features 2 bedrooms, with the main having access to the enclosed porch with a hot tub (as is) , this 3 season room is perfect for relaxing and affords tons of privacy. The 3rd level offers gym area, 2 other rooms . The basement features a large rec room , laundry room and a roughed in bathroom location. The backyard is low maintenance & fully fenced with privacy screens . This home could be amazing with a few cosmetic updates as the major work has been done. New roof 2024, New Furnace, (8 years old), new plumbing (poly b removed), hot water tank (10 years old) , there is also a Rough in for a lower bathroom. Near schools , shopping , Genesis center , LRT and more.

Built in 1991

Essential Information

MLS® #	A2259837
Price	\$449,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	992



Acres	0.07
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	56 Martinwood Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3G9

Amenities

Parking Spaces	2
Parking	Off Street, On Street, Parking Pad, Unpaved

Interior

Interior Features	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	4

Zoning

R-CG

Listing Details

Listing Office

RE/MAX Realty Professionals

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