

# \$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

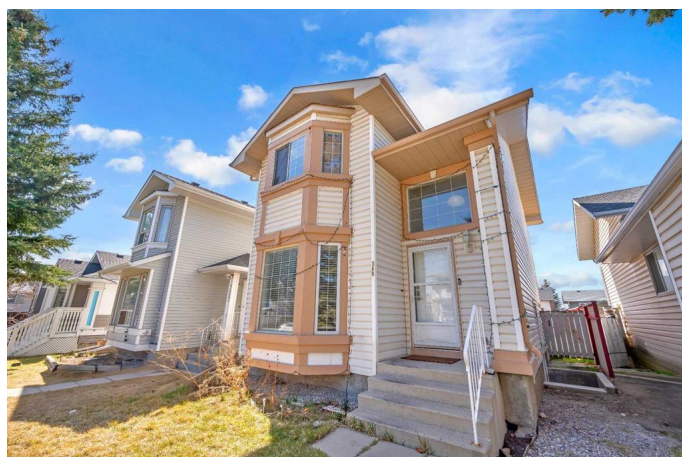
Welcome to this beautifully updated two-story home—perfect for first-time home buyers or savvy investors! Located in a family-friendly neighborhood, this well-maintained property offers the ideal "live-up, rent-down" opportunity. The main floor boasts a bright and spacious open-concept layout featuring 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            21

Zoning                        R-CG

### **Listing Details**

Listing Office                eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.