

11 Martinwood Road NE  
Calgary, Alberta

MLS # A2256874



**\$524,000**

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	973 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.73 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters		

Inclusions: None

Great location on a corner lot! This home features a bright main floor with 3 bedrooms, 1 full bathroom, and a newly updated kitchen. The basement offers a 2-bedroom illegal suite, providing excellent potential for extended family or rental income. Additional highlights include a single detached garage, main floor side entrance access to the backyard, and a large deck perfect for entertaining.