

# \$629,900 - 369 Martinwood Place Ne, Calgary

MLS® #A2213492

**\$629,900**

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                         \$629,900



|                |             |
|----------------|-------------|
| 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        | Off Street, Alley Access, 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                47  
Zoning                              R-CG

**Listing Details**

Listing Office                    eXp Realty

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