

**30 Martinwood Road NE**  
**Calgary, Alberta**

**MLS # A2165981**



**\$525,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE SATURDAY 1 PM TO 3 PM\*\*\* Discover the charm of this inviting 4-level split home, perfectly located on a desirable corner lot! As you step inside, you're greeted by a spacious living room with a vaulted ceiling and a cozy fireplace, setting the stage for warm gatherings and relaxation. The kitchen is a highlight of the home, featuring sleek quartz countertops, a modern Silgranit sink, and a brand-new refrigerator, all designed to enhance your cooking experience. Upstairs, the primary bedroom and a second bedroom share a beautifully updated 4-piece bathroom with quartz counters, providing a touch of elegance and comfort. The lower level offers a generous recreation room, ideal for entertaining or leisure. The basement extends your living space with a large flex room, a convenient 3-piece bathroom, and a practical laundry area. Outside, you'll appreciate the private deck, perfect for enjoying those warm summer evenings. The home also includes a double detached garage. Recent updates to the home include a new hot water tank (2023), new windows (2023), and a new roof and siding (2020). This home combines modern updates with classic appeal, offering a delightful living experience. Don't miss the chance to make it yours!