



\$ 394,900.00

## 34 MARTINWOOD ROAD NE CALGARY

<https://paulbrinton.com>

Don't miss the opportunity to own this HUGE 1064.66 SF. and exceptionally well-maintained Bi-Level home, with a beautiful garden in front and back of the house. The property features a total of 5 ample-sized bedrooms, 3 bathrooms, an illegal basement suite, and a well-maintained backyard with a newly painted fence....

- 5 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bi-Level

**MLS ® #:** A1153695

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Lot size:** 2938 sq ft

**Year built:** 1992

**Parking:** None, On Street

**Post Updated:** 2021-10-17 04:47:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 10/17/21

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Flooring:** Carpet,Tile

**Fireplace Features:** None

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**District:** CAL Zone NE

**Inclusions:** NONE

**Lot Features:** Back Lane,Back Yard,Front  
Yard,Lawn

**Heating Type:** Forced Air,Natural Gas,None

**Water Source:** Drinking Water,Public

**Utilities:** See Remarks

**Exterior Features:** Other,Playground

**Electric:** 100 Amp Service

**Cooling:** None

**Interior Features:** Granite Counters,High  
Ceilings,No Animal Home,No Smoking  
Home,Storage

**Roof Type:** Asphalt Shingle

**Sewer Septic:** Public Sewer



## PROPERTY INFORMATION

**Basement:** Finished, Full, Suite

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Dryer, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

**Subdivision Name:** Martindale

**Lot Size Acres:** 0.07

**Levels:** Bi-Level

**Zoning:** R-C1N

**List Price Square Foot:** \$ 370.92

**Photo Count:** 27

**Unit Exposure:** S

**Suite:** Suite - Illegal

**Frontage Metres:** 9.20M 30`2"

**Living Area SF:** 1064.66

**Structure Type:** House

**Restrictions:** None Known

