

262 Martinwood Place NE  
Calgary, Alberta

MLS # A2210114



\$589,990

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Mixed, Other, Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance		
Inclusions:	N/A		

Situated on a serene cul-de-sac at 262 Martinwood Place NE, this fully renovated bungalow is a prime opportunity for investors seeking steady, long-term returns or buyers in search of a move-in-ready home. This property has undergone meticulous upgrades in recent years, including a NEW roof, a custom-designed kitchen with quartz countertops, and contemporary finishes throughout. The open-concept layout is designed for seamless flow, featuring a bright, spacious living area that transitions effortlessly into the kitchen and family room. High ceilings amplify the sense of space, while the modern kitchen offers both style and functionality, making it perfect for entertaining or everyday use. The main floor also includes three well-sized bedrooms and two full bathrooms, offering ample space for family or guests. Adding to its appeal, the property includes an illegal basement suite with a private entrance. This illegal suite is equipped with two oversized bedrooms, a full bathroom, and a roomy layout. The dining room's side entrance opens to a secluded patio area, ideal for outdoor dining or relaxation. The home also features a newer oversized double detached garage, ensuring convenience and protection from Calgary's winter weather. Its location is unmatched in terms of amenities, with schools, parks, and recreational facilities like the YMCA within walking distance. Additionally, public transit is easily accessible, with an LRT station nearby, making commutes to downtown and other parts of the city hassle-free. Combining modern upgrades, functionality, and investment potential, this property is a rare find. Schedule your private viewing today to explore all that 262 Martinwood Place NE has to offer!