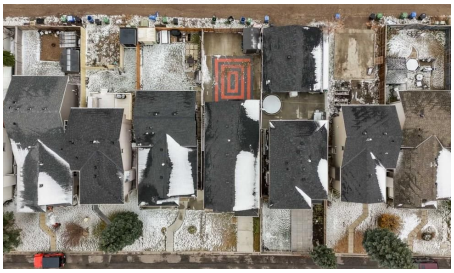
172 Martinwood Way NE

Calgary | Active | MLS® A2355767

$465,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1991**	**902.43 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

EXCELLENT LOCATION | WALKING DISTANCE TO GENESIS CENTRE, GURUDWARA & CTRAIN STATION | 1,700+ SQ.FT. OF DEVELOPED LIVING SPACE

Welcome to 172 Martinwood Way NE! Located in a highly convenient area of Martindale, this property offers excellent access to everyday amenities, public transit, schools, and community facilities. Enjoy being within walking distance of the Genesis Centre, Gurudwara, and CTrain station, making this an ideal location for families, first-time home buyers, and investors. Numerous Calgary Transit bus routes, nearby shopping, restaurants, parks, and schools add even more convenience.

Freshly painted and recently renovated, this spacious home offers over 1,700 sq. ft. of developed living space with NO CARPET throughout. The bright main floor features beautiful vaulted ceilings, plenty of natural light, and a welcoming open feel. The kitchen has been refreshed with brand-new white cabinetry and offers a functional layout alongside a spacious dining area. Two bedrooms and a full bathroom with a standing shower complete the main level.

The fully developed basement offers additional living space with large windows, an extra bedroom at the front with plenty of storage, a full bathroom with a standing shower, and a huge living area ideal for family gatherings, recreation, or relaxing.

Storage is another great feature of this home, with plenty of space available both inside and outside. Step outside to enjoy the fully fenced, low-maintenance backyard, complete with additional storage space.

With its spacious layout, recent updates, excellent storage, and outstanding proximity to transit, schools, shopping, and community amenities, this home is a fantastic opportunity for a first-time buyer or investor. Don't miss it!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355767
Bedrooms	3
Bathrooms	2
Year Built	1991
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	902.43 sq. ft.
Below Grade Finished Area:	810.89 sq. ft.
Acreage:	No
Lot Area:	2,755 sq. ft.
Lot Frontage:	28'1½"
Front Exposure:	East
Levels:	Bi-Level
Total Rooms Above Grade:	5
Year built:	1991 (Age: 35)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9110057
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Other

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Attached Carport, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Martindale
Appliances:	Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	NONE
Restrictions:	None Known
Main Floor	Dining Room · 13'3" × 9'4" ·
Main Floor	Kitchen · 9'8" × 8'10" ·
Main Floor	Living Room · 15'1" × 14'11" ·
Main Floor	Bedroom - Primary · 12'11" × 10'1" ·
Main Floor	Bedroom · 9'11" × 8'6" ·
Basement	Bedroom · 14'7" × 13' ·
Basement	Game Room · 18' × 13'1" ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Park, Playground, Schools Nearby
Interior Features:	See Remarks

Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C1N
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/172-martinwood-way-ne-calgary-a2355767/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 24, 2026 at 04:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.