

46 Martinridge Crescent NE

Calgary, Alberta

MLS # A2211743



\$549,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,243 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		
Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		
Inclusions:	N/A		

Welcome to 46 Martinridge Cres NE, a spacious two-story home in the heart of Martindale, perfect for families or investors. The main floor offers a bright living room, a functional kitchen with quartz countertop, a dining area, and a 2-piece bathroom. Upstairs, you’ll find three generously sized bedrooms and a 4-piece bathroom and additional 2 piece Bathroom in master bedroom. The basement features one bedroom, a kitchen, a living area, and a 3-piece bathroom. This home boasts a front yard, a private driveway, and a spacious backyard with a parking pad ( parking pad will be constructed soon). Located close to schools, parks, shopping, and public transit, with quick access to major roads like Stoney Trail and McKnight Boulevard, this property is a fantastic opportunity for homeowners or investors.