# \$460,000 - 34 Martinridge Road Ne, Calgary

MLS® #A2220346

## \$460,000

3 Bedroom, 3.00 Bathroom, 1,264 sqft Residential on 0.09 Acres

Martindale, Calgary, Alberta

Price adjusted! A larger home offered in Martindale positioned on an enormous lot. Beautiful curb appeal, the large front yard showcases a stamped concrete sidewalk, mature trees and freshly painted enormous covered porch to enjoy the evening sun. High ceilings great you at the entrance accompanied with storage closet. The enormous living room has stunning hardwood flooring and crown moulding. Enjoy the picture frame window while cooking and entertaining in the eat in kitchen, which includes plenty of storage and a pantry. Coming in from the back door, there's convenient storage and guest bathroom. Retreat to the upper level, the stairs have artistically custom finished hardwood! The primary is large with west facing window and great closet. There are two more good sized bedrooms and an upgraded full bathroom complete the upper level. Heading downstairs there is a private side entrance! The fully finished basement is complimented with a partial kitchen / kitchenette, huge recreation room, laundry and full bathroom. Shingles were updated a few years ago in this well maintained home. Outdoors there is colour stamped concrete patio, private side yard, and back driveway with enough space to park an RV! Lots of parking options out front on the street and privately in the backyard. Great location, quietly located, close to Temple! Book your appointment today, must see!







### **Essential Information**

MLS® # A2220346 Price \$460,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,264
Acres 0.09
Year Built 1992

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 34 Martinridge Road Ne

Subdivision Martindale
City Calgary
County Calgary
Province Alberta
Postal Code T3J 3L4

#### **Amenities**

Parking Spaces 4

Parking Driveway, Parking Pad, Stall, Off Street, On Street, Other, Rear Drive,

See Remarks, RV Access/Parking

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Separate Entrance, Storage, Vinyl

Windows, Crown Molding, Pantry, See Remarks

Appliances Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Electric

Stove

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard, Storage, Private Entrance

Lot Description Reverse Pie Shaped Lot

Roof Asphalt Shingle, See Remarks

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed May 13th, 2025

Days on Market 174

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX First

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