

# \$449,900 - 31 Martinridge Grove Ne, Calgary

MLS® #A2212749

**\$449,900**

4 Bedroom, 2.00 Bathroom, 805 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

**DOUBLE DETACHED GARAGE | SUNNY WEST-FACING BACKYARD | QUIET LOCATION** Welcome to this beautifully maintained home offering over 1,400 SQFT of developed living space, including 4 bedrooms and 2 full bathrooms! The main floor is filled with natural light and features 2 spacious bedrooms and a full bath. The lower level includes an additional 2 bedrooms, another full bathroom, and a cozy family/rec room—perfect for guests, kids, or a home office setup. Enjoy a sunny west-facing backyard, ideal for relaxing or entertaining. Recent upgrades include new hot water tanks, new washer/dryer, and a freshly paved back alley for easy access to the double detached garage. Located on a quiet street, just minutes from schools, parks, shopping, and public transit. This is an amazing opportunity to own a charming, move-in-ready home in a great neighborhood! Book your showing today—you won't want to miss this one!

Built in 1993

## Essential Information

MLS® #	A2212749
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	805



Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	31 Martinridge Grove Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3M2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	8
Zoning	R-CG

**Listing Details**

Listing Office                RE/MAX Real Estate (Central)

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