



GRASSROOTS
REALTY GROUP

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31 Martinridge Place NE
Calgary, Alberta

MLS # A2205946



\$515,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	812 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Chandelier, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Doorbell - camera.

OPEN HOUSE SUNDAY JUNE 22 1-3PM Welcome to 31 Martinridge Place – a fully finished 4-level split offering 4 bedrooms, 2 full bathrooms, and a separate side entrance. This well-maintained property features numerous upgrades and is move-in ready. The main floor has been renovated and showcases a bright white kitchen with stainless steel appliances, quartz countertops, and a peninsula island with seating. Engineered hardwood flooring runs throughout the main level, complemented by elegant shutter-style window coverings. The upper level offers two spacious bedrooms and a 3-piece bathroom with walk in shower. The third level includes a large family room, stacked laundry, a basement kitchenette, a second full bathroom, and access to the side entry. The fourth level features two additional bedrooms - ideal for extended family or illegal suite potential. Additional updates include new windows (2017), siding and shingles (2020), and central air conditioning (2017). A double detached garage and extra parking pad provide ample off-street parking. Conveniently located close to schools, parks, shopping, and transit.