



GRASSROOTS
REALTY GROUP

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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.