

# \$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 greet 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 2021 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!



Built in 1992

## 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        | Off Street, Parking Pad, Stall, Driveway, On Street, Other, Rear Drive, See Remarks, RV Access/Parking |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Pantry, See Remarks, Vinyl Windows, Crown Molding, Separate Entrance, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                                        |
| 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 | 182            |
| Zoning         | R-CG           |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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