

# \$549,900 - 46 Martinridge Crescent Ne, Calgary

MLS® #A2211743

## \$549,900

4 Bedroom, 4.00 Bathroom, 1,243 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

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, youâ€™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 Double detached Garage. 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.

Built in 1993

## Essential Information

MLS® #	A2211743
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,243
Acres	0.08



Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	46 Martinridge Crescent Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3M1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Alley Access
# of Garages	2

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Level, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 20th, 2025
Days on Market	82
Zoning	R-CG

### Listing Details

Listing Office

Century 21 Bravo Realty

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