

# \$475,000 - 96 Martinbrook Road Ne, Calgary

MLS® #A2218641

## \$475,000

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Beautiful, Sun-Filled Two-Storey Home in Prime Location!! Step into this immaculately maintained two-storey home, ready for you to move in. From the moment you arrive, this bright and welcoming property is an absolute pleasure to see. The main level boasts a spacious living room with large bay windows, a dining area, and a brand new kitchen complete with high-end stone countertops, a refrigerator and electric range/stove. Upstairs, you will find three bedrooms including a huge primary bedroom, all featuring wall-to-wall luxury vinyl plank flooring for easy maintenance. A clean and functional 4-piece bathroom completes the upper level. Step outside into the standout feature of this home - a massive, rectangle-shaped backyard that offers space and privacy. The fully fenced yard is perfect for families, entertaining, or gardening. The low-maintenance front lawn adds to the home's curb appeal. The unfinished basement comes with a washer and dryer and awaits your personal touch to expand your living space. Located within walking distance to schools, parks, and public transit, and just minutes from shopping, restaurants, and a Sikh temple - this home is perfectly situated for convenience and lifestyle. Don't miss this fantastic opportunity to own a bright, spacious, and move-in-ready home at a great price!

Built in 1989

## Essential Information



MLS® #	A2218641
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.08
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	96 Martinbrook Road Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3E1

### Amenities

Parking	Off Street
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### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Range Hood, Refrigerator, Washer, Electric Range
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	69
Zoning	R-CG

## **Listing Details**

Listing Office	Real Broker
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