

# \$515,000 - 31 Martinridge Place Ne, Calgary

MLS® #A2205946

**\$515,000**

4 Bedroom, 2.00 Bathroom, 812 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

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.

Built in 1989

## Essential Information

MLS® # A2205946

Price \$515,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 812           |
| Acres          | 0.08          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 31 Martinridge Place Ne |
| Subdivision | Martindale              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 3B8                 |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Quartz Counters                                                                                          |
| Appliances        | Dishwasher, Microwave, Refrigerator, Window Coverings, Central Air Conditioner, Electric Stove, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                                           |
| Cooling           | Central Air                                                                                                          |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Finished, Full                                                                                                       |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                             |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding                                                             |
| Foundation        | Poured Concrete                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 87               |
| Zoning         | R-CG             |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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