

# \$549,000 - 339 Martinbrook Place Ne, Calgary

MLS® #A2202768

## \$549,000

4 Bedroom, 4.00 Bathroom, 1,062 sqft  
Residential on 0.08 Acres

Martindale, Calgary, Alberta

This beautifully renovated home offers modern living with a prime location. Featuring 3 spacious bedrooms and 2.5 bathrooms, the main level boasts an open-concept layout perfect for entertaining. The home also includes a fully renovated side entrance basement illegal suite complete with 1 bedroom, 1 bathroom, and a generous living space—ideal for extended family or rental income potential.

Located close to major highways, the airport, and within walking distance to local amenities including shopping, parks, and the dashmesh culture center (Sikh Temple), this property provides unmatched convenience for your lifestyle. Don't miss the chance to own this exceptional home in a desirable neighborhood! This description emphasizes the house's features and its prime location, presenting a strong appeal to potential buyers. Don't miss out on the opportunity to make this your new home. Contact us today to schedule a viewing!

Built in 1989

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2202768  |
| Price      | \$549,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,062       |
| Acres          | 0.08        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 339 Martinbrook Place Ne |
| Subdivision | Martindale               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 3E2                  |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances        | Dishwasher, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Range                        |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full, Exterior Entry, Walk-Up To Grade                                                     |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Entrance, Private Yard, Storage |
| Lot Description   | Back Lane, Back Yard, City Lot, Cul-De-Sac                |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                           |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 15th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 49   |
| Zoning         | R-CG |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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