

# \$525,000 - 31 Martinridge Place Ne, Calgary

MLS® #A2205946

**\$525,000**

4 Bedroom, 2.00 Bathroom, 812 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

OPEN HOUSE SAT MAY 17 - 12-2PM\*\*

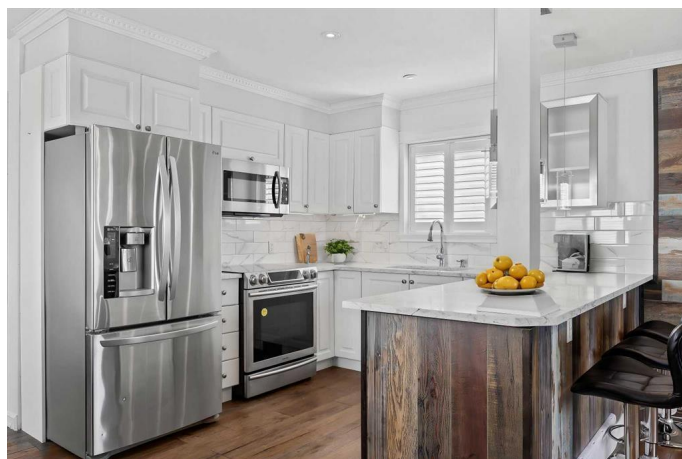
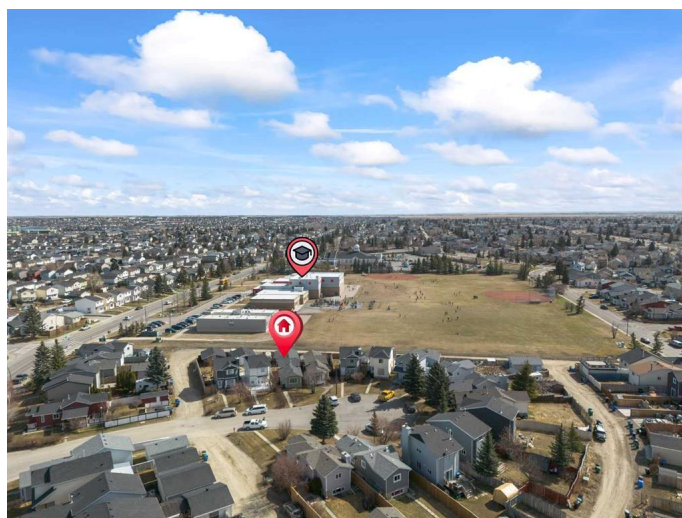
Welcome to 31 Martinridge Place – a fully finished 4-level split offering 4 bedrooms, 2 full bathrooms, and a separate side entrance. This well-maintained property features numerous upgrades and is move-in ready. The main floor has been renovated and showcases a bright white kitchen with stainless steel 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 \$525,000



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	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
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            31

Zoning                        R-CG

### **Listing Details**

Listing Office               RE/MAX iRealty Innovations

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