

# \$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

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.

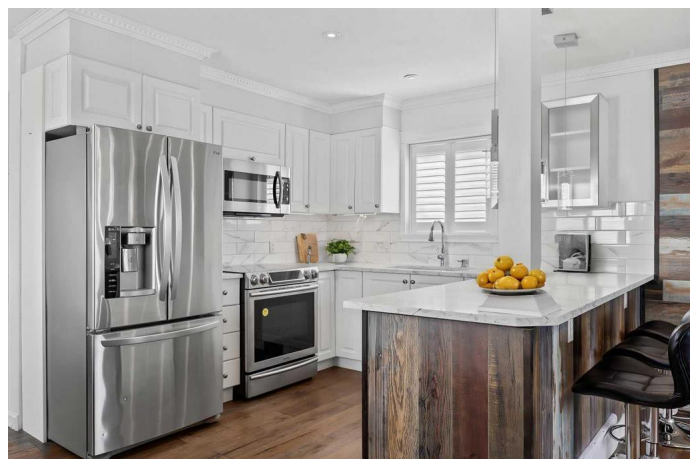
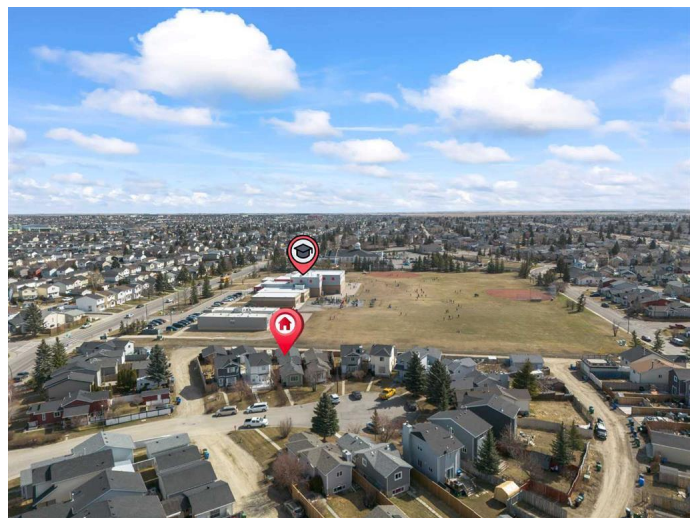
Built in 1989

## 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        3  
Zoning                 R-CG

## **Listing Details**

Listing Office         RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.