

# \$449,900 - 31 Martinridge Grove Ne, Calgary

MLS® #A2212749

**\$449,900**

4 Bedroom, 2.00 Bathroom, 805 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

**DOUBLE DETACHED GARAGE | SUNNY WEST-FACING BACKYARD | QUIET LOCATION** Welcome to this beautifully maintained home offering over 1,400 SQFT of developed living space, including 4 bedrooms and 2 full bathrooms! The main floor is filled with natural light and features 2 spacious bedrooms and a full bath. The lower level includes an additional 2 bedrooms, another full bathroom, and a cozy family/rec room—perfect for guests, kids, or a home office setup. Enjoy a sunny west-facing backyard, ideal for relaxing or entertaining. Recent upgrades include new hot water tanks, new washer/dryer, and a freshly paved back alley for easy access to the double detached garage. Located on a quiet street, just minutes from schools, parks, shopping, and public transit. This is an amazing opportunity to own a charming, move-in-ready home in a great neighborhood! Book your showing today—you won't want to miss this one!

Built in 1993

## Essential Information

MLS® #	A2212749
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	805



Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	31 Martinridge Grove Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3M2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	19
Zoning	R-CG

**Listing Details**

Listing Office                RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.