

**31 Martinridge Grove NE**  
**Calgary, Alberta**

**MLS # A2212749**



**\$449,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, See Remarks		

**Inclusions:** N/A

**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!