



# 174 Martinridge Crescent Calgary Alberta

\$529,900

Welcome to this 4 bedroom, 1761 sqft detached home in the community of Martindale! Beautiful front entrance with high ceilings. The main level features newer laminate and tile flooring (updated in 2022), while the kitchen boasts sleek granite countertops for a modern touch. Featuring 3 good sized bedrooms on the upper level and a full bathroom, complemented by a convenient half bathroom on the main floor. The recently developed basement (2023) offers a versatile living space, complete with a full secondary kitchen, a full bathroom, and a spacious rec area—perfect for entertaining, extended family, or potential suite development with a separate entrance. Notable upgrades include new windows on the main and upper floors (2021), ensuring energy efficiency and comfort. Great location! Walking distance to Superstore, C-train station, multiple schools and parks and just steps to the Gurudwara, Dashmesh Cultural Centre, and French K-6 school (Ecole la Mosaique ). Short trip to Genesis center (YMCA, sports fields, fitness center, and library). This is a fantastic chance for first-time homebuyers or savvy investors looking to capitalize on a property in a family-friendly neighborhood with excellent potential for additional income. Don't miss out—schedule your viewing today! (id:6769)

Bedroom 9.83 Ft x 7.42 Ft

3pc Bathroom Measurements not available

Other 13.92 Ft x 13.25 Ft

Living room/Dining room 19.33 Ft x 11.92 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.83 Ft x 12.00 Ft

Bedroom 11.92 Ft x 9.25 Ft

Bedroom 9.58 Ft x 9.25 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

<https://www.eminozkan.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net