



## 46 Martinridge Crescent Calgary Alberta

\$549,900

Two Story residence nestled in the amenity-rich community of Martindale NE. This home boasts a prime location surrounded by schools, grocery stores, transit options, parks, etc. The upper level has 3 bedrooms, one full bathroom, and a primary bedroom with its own bathroom. The basement is partially developed with one bedroom and laundry. Whether you're seeking a comfortable abode for your family or exploring investment opportunities, this residence offers the perfect blend of functionality and charm. This will make a wonderful home for you and your young family to grow and raise your kids. Home is newly renovated.

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Bedroom 8.67 Ft x 11.75 Ft  
Other 8.08 Ft x 13.75 Ft  
Laundry room 8.00 Ft x 8.75 Ft  
Other 3.83 Ft x 6.08 Ft  
Living room 15.83 Ft x 12.92 Ft  
2pc Bathroom 5.00 Ft x 4.92 Ft

Dining room 11.42 Ft x 8.92 Ft  
Bedroom 9.42 Ft x 8.33 Ft  
Bedroom 9.33 Ft x 8.33 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft  
Primary Bedroom 13.83 Ft x 12.92 Ft  
2pc Bathroom 7.00 Ft x 3.58 Ft

Listing Presented By:



Originally Listed by:  
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