



## 113 Martinridge Crescent Calgary Alberta

\$519,900

Amazing Deal for Your First Home or a Fantastic Investment Opportunity! Welcome to the highly desirable community of Martindale. This fully finished bi-level home offers everything you need. Upon entering, you are greeted by a bright, spacious living room that seamlessly connects to the kitchen and dining area. The main floor features a large master bedroom, an additional well-sized bedroom, and a 4-piece bathroom. The fully finished basement includes an \*illegal\* suite with a spacious living room, two generously sized bedrooms, and a 4-piece bathroom. The shingles and siding were replaced just 3 years ago. This prime location is hard to beat—just a 1-2 minute walk to Crossing Park School and within walking distance to Nelson Mandela School, Ecole La Mosaique French School, the Genesis Centre/YMCA (with a leisure centre, swimming pool, and public library), Superstore, banks, shops, the C-Train station, and the Gurudwara. Don't miss out on this incredible opportunity to make this property your next home. Schedule your private viewing today! (id:6769)

Recreational, Games room 19.25 Ft x 9.83 Ft

Bedroom 12.50 Ft x 11.33 Ft

Kitchen 10.92 Ft x 7.58 Ft

Bedroom 10.17 Ft x 10.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 15.33 Ft x 15.25 Ft

Primary Bedroom 13.25 Ft x 10.00 Ft

Kitchen 9.58 Ft x 9.00 Ft

Bedroom 10.08 Ft x 8.92 Ft

Dining room 13.08 Ft x 9.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca