



73 Martinridge Crescent Calgary Alberta

\$584,900

Beautifully Renovated Detached Home in the Heart of Martindale. Welcome to this beautifully renovated detached family home in the well-established, family-friendly community of Martindale. Featuring **3 spacious bedrooms and 2 full bathrooms on the upper level**, and half bath on the main floor, this home offers modern upgrades, functional living space, and excellent value for first-time homebuyers, growing families, and investors. The main floor welcomes you with a new installed painted kitchen featuring a island and built-in microwave. The inviting front living room showcases a beautiful fireplace with elegant black tile accents, creating a warm and contemporary atmosphere. The home has been enhanced with new light fixtures, pot lights, island lighting, a chandelier, and updated plugs and switches. All closets feature new shelving for a clean, organized, and modern finish. The exterior has also been extensively upgraded, including a **new roof, new siding, new eavestroughs, a new patio, and new concrete at the front, side, and backyard**. The porch area has been refreshed and features linoleum flooring, adding to the home's overall appeal. The basement features an **illegal suite with a separate entrance**, offering one bedroom with a built-in bed and cupboards, a bathroom, a living area, and a kitchen. This additional living space provides flexibility for extended family or potential rental income, subject to applicable regulations. A standout feature of this property is the **double detached garage**, conveniently accessible from the rear alley. The heated garage includes a gas heater, an electrical subpanel, and an EV charging plug option, making it ideal for parking, storage. There is also a barbecue hookup option for added convenience. Located in the desirable community of Martindale, this home offers easy access to a variety of amenities, including Real Canadian ...

4pc Bathroom 9.92 Ft x 5.00 Ft

Bedroom 8.08 Ft x 11.08 Ft

Kitchen 9.50 Ft x 10.92 Ft

Laundry room 3.25 Ft x 4.92 Ft

Recreational, Games room 17.92 Ft x 16.50 Ft

Storage 6.58 Ft x 5.17 Ft

Foyer 4.67 Ft x 6.08 Ft

Living room 12.00 Ft x 11.17 Ft

Other 3.67 Ft x 6.58 Ft

Kitchen 13.00 Ft x 14.33 Ft

3pc Bathroom 6.58 Ft x 8.17 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

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Listing Presented By:



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Exa Realty

RE/MAX Realty Professionals

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Furnace	6.58 Ft x 4.58 Ft	Bedroom	10.33 Ft x 11.42 Ft
2pc Bathroom	5.33 Ft x 5.00 Ft	Bedroom	9.33 Ft x 12.00 Ft
Dining room	14.17 Ft x 8.50 Ft	Primary Bedroom	11.92 Ft x 13.33 Ft