



90 Martinridge Crescent NE
Calgary, Alberta

MLS # A2307442



\$574,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,383 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

WELCOME TO THIS BEAUTIFULLY MAINTAINED HOME IN THE HEART OF MARTINRIDGE!.Pride of ownership throughout.Situated on a quiet, family-friendly street, this property offers exceptional value and convenience—perfect for first-time buyers or investors alike.Bright and functional layout with plenty of natural light throughoutSpacious living room ideal for relaxing or entertaining guests.Well-appointed kitchen with ample cabinetry and dining space Generously sized bedrooms perfect for growing families.Fully developed basement offering additional living space, rec room, or potential suite (subject to approval).Walking distance to schools, parks, and playgrounds.Close to shopping, transit, and amenities including Superstore, Genesis Centre, and LRT access.Easy access to major routes like Metis Trail and Stoney Trail