



GRASSROOTS
REALTY GROUP

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54 MARTINRIDGE Road NE
Calgary, Alberta

MLS # A2335190



\$510,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,216 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: None

PRIDE OF OWNERSHIP SHINES THROUGHOUT! Welcome to this immaculate and beautifully maintained, fully finished two-storey home in the heart of Martindale, offering 3 bedrooms, 1.5 bathrooms, and a detached double garage. The bright and inviting main floor features separate living and dining areas—ideal for everyday living and entertaining. The spacious kitchen offers plenty of cabinetry and stainless steel appliances. Upstairs, you will find three comfortable bedrooms and a full bathroom. The fully finished basement provides valuable additional living space, perfect for a recreation room, home office, or gatherings. Step outside to a beautifully landscaped backyard with a painted deck—an inviting setting for relaxing and entertaining. The detached double garage also offers excellent storage space. Additional highlights include a NEW ROOF and an unbeatable location within walking distance of the Gurdwara, schools, bus stops, and the LRT station. Move-in ready and filled with warmth, this is a home you will be proud to call your own. Book your private showing today