



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

73 Martinridge Crescent NE
Calgary, Alberta

MLS # A2348391



\$594,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Central, Fireplace(s)	Water:	Public
Floors:	Carpet, 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:	Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: none

"OPEN HOUSE OCTOBER 04/2026. 12PM TO 4PM". Welcome to a beautiful and fully renovated detached family home. House have 3 bedrooms on upper floor with 2 bathrooms. Interior and exterior have list of new things . Half bath on main floor. New style painted kitchen with island, built in microwave. Living area at front completes with fireplace and black tiles on the wall. New lights, plugs , switches, pot lights, island lights, chandelier added in the house to give new look. All closet in house have new shelves gives modern look to the house. NEW Roof, New siding, New eavestrough, new patio, New concrete of back yard , side of the house and front of he house. Newly maintained porch area and linoleum flooring on it. illegal suite basement have separate entrance. 1 bedroom, bathroom, living area and kitchen. bedroom have inbuilt bed, cupboards. Double garage at back is accessible from back alley. garage is heated, have electrical sub panel and EV plug. Garage is heated with gas heater, also have option for barbecue . MARTINDALE is well established and a family oriented neighborhood with excellent amenities. Enjoy this Perfect location with Superstore, Martin crossing school, C train station, convenient store and Dashmesh culture center within walking distance. This house is perfect for 1st time home buyers, investors or growing families.