

# \$475,000 - 96 Martinbrook Road Ne, Calgary

MLS® #A2218641

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Beautiful, Sun-Filled Two-Storey Home in Prime Location!! Step into this immaculately maintained two-storey home, ready for you to move in. From the moment you arrive, this bright and welcoming property is an absolute pleasure to see. The main level boasts a spacious living room with large bay windows, a dining area, and a brand new kitchen complete with high-end stone countertops, a refrigerator and electric range/stove. Upstairs, you will find three bedrooms including a huge primary bedroom, all featuring wall-to-wall luxury vinyl plank flooring for easy maintenance. A clean and functional 4-piece bathroom completes the upper level. Step outside into the standout feature of this home - a massive, rectangle-shaped backyard that offers space and privacy. The fully fenced yard is perfect for families, entertaining, or gardening. The low-maintenance front lawn adds to the home's curb appeal. The unfinished basement comes with a washer and dryer and awaits your personal touch to expand your living space. Located within walking distance to schools, parks, and public transit, and just minutes from shopping, restaurants, and a Sikh temple - this home is perfectly situated for convenience and lifestyle. Don't miss this fantastic opportunity to own a bright, spacious, and move-in-ready home at a great price!

Built in 1989

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2218641    |
| Price          | \$475,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,059       |
| Acres          | 0.08        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 96 Martinbrook Road Ne |
| Subdivision | Martindale             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 3E1                |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                         |
| Appliances        | Dryer, Range Hood, Refrigerator, Washer, Electric Range |
| Heating           | Natural Gas, Central                                    |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame, Vinyl Siding              |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 100            |
| Zoning         | R-CG           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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