

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

MLS® #A2218641

\$475,000

3 Bedroom, 2.00 Bathroom, 1,059 sqft

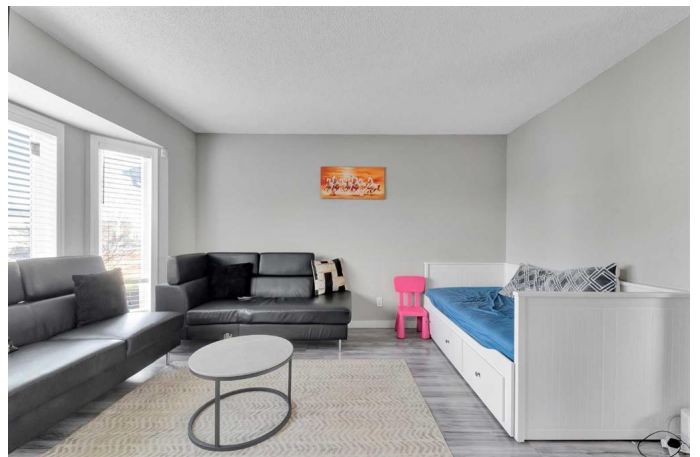
Residential on 0.08 Acres

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	Central, Natural Gas
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	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	80
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.