

**13 MARTINRIDGE Place, Calgary T3J3B8**

MLS®#: **A2191583** Area: **Martindale** Listing Date: **01/31/25** List Price: **\$549,900**  
 Status: **Pending** County: **Calgary** Change: **-\$10k, 10-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1989**  
Lot Information  
 Lot Sz Ar: **3,648 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,039**  
 Low Sqft:  
 Ttl Sqft: **1,039**

DOM

**22**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer: Ext Feat: **None** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`8" x 4`9"	Dining Room	Main	12`5" x 8`3"
Kitchen	Main	12`4" x 10`10"	Living Room	Main	12`0" x 10`9"
4pc Bathroom	Upper	4`11" x 8`4"	Bedroom	Upper	12`5" x 10`3"
Bedroom	Upper	9`1" x 8`11"	Bedroom - Primary	Upper	12`0" x 9`11"
3pc Bathroom	Basement	6`1" x 6`5"	Bedroom	Basement	9`1" x 9`1"
Kitchen	Basement	3`10" x 11`8"	Game Room	Basement	7`11" x 18`4"
Furnace/Utility Room	Basement	5`4" x 12`5"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8211473**

Remarks

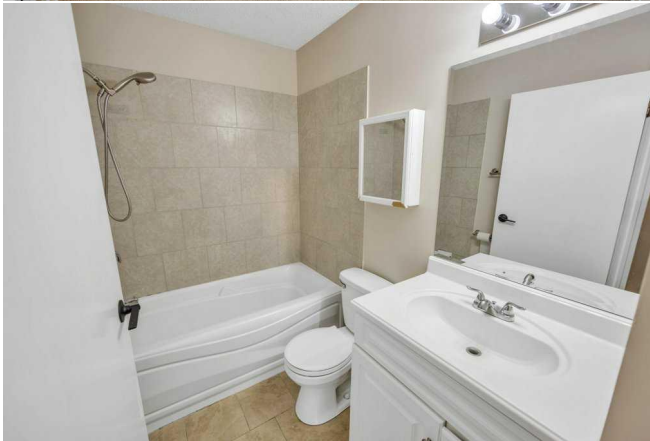
Pub Rmks: **Welcome to this beautifully renovated detached property nestled in the peaceful community of Martindale, Calgary. Located on a quiet cul-de-sac, this home offers the perfect blend of modern upgrades, functional living spaces, and a prime location close to schools, shopping centers, and the Gurdwara. Spacious living room filled with natural light, perfect for relaxing or entertaining. Open-concept dining area, ideal for family meals and gatherings. Upgraded kitchen featuring sleek stainless steel appliances, modern cabinetry, and ample counter space. Generous primary bedroom, offering a serene retreat. Two additional well-sized bedrooms, perfect for children or guests. A fully upgraded 4-piece bathroom, combining style and functionality. Separate side entrance for added privacy and convenience. Includes a kitchen, cozy rec room, a bedroom, and a 3-piece bathroom. Great potential as a developed basement or extended family living (subject to city regulations). Huge backyard, perfect for outdoor activities, gardening, or summer barbecues. Quiet cul-de-sac location ensures a peaceful and safe environment. Close proximity to schools, shopping, and the Gurdwara, making daily errands and commutes a breeze. This meticulously maintained home is a rare find in Martindale and won't stay on the market for long! Whether you're a growing family or an investor looking for a property with potential, this home has it all. Don't miss out - call your Realtor today to schedule a viewing before it's gone!**

Inclusions:  
Property Listed By: **N/A  
PREP Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





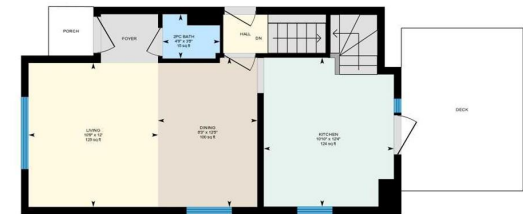






**13 Martinridge Pl NE, Calgary, AB**

Main Floor Exterior Area 513.03 sq ft  
Interior Area 433.35 sq ft

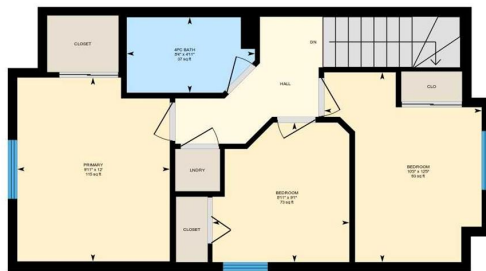


PREPARED: 2025/01/31

White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**13 Martinridge Pl NE, Calgary, AB**

1st Floor Exterior Area 520.29 sq ft  
Interior Area 468.37 sq ft

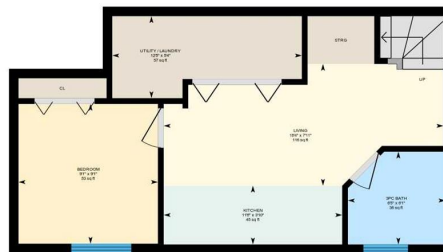


PREPARED: 2025/01/31

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**13 Martinridge Pl NE, Calgary, AB**

Basement (Below Grade) Exterior Area 444.56 sq ft  
Interior Area 383.71 sq ft



PREPARED: 2025/01/31

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