

# \$549,000 - 206 Martinbrook Place Ne, Calgary

MLS® #A2223428

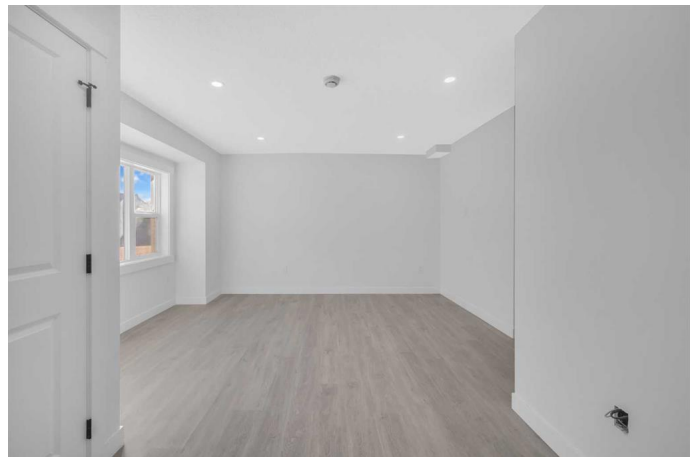
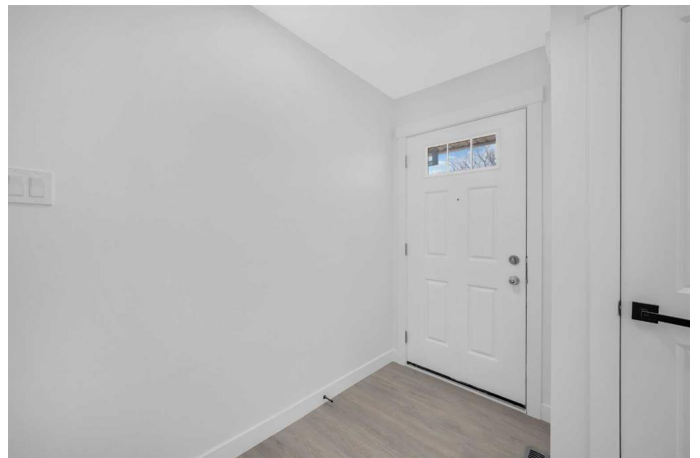
## \$549,000

4 Bedroom, 4.00 Bathroom, 1,069 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Attention first time home buyers and investors! Welcome to this fully Renovated 4 bedroom Two Storey home, located in a quiet cul-de-sac, the heart of the most sought-after community of NE, Martindale. This home is situated steps away from Dashmesh Culture Centre, School and a Bus stop, it's also within walking distance to the Saddletown C-Train Station, Genesis Centre, shopping and playgrounds. As you enter the house, you will be greeted by a spacious bright living room, main floor laundry, 2pc powder room, kitchen with stainless steel appliances, rear door to step outside onto the West facing deck and enjoy the warm summer days in your fenced back yard. Upstairs you will find the spacious primary bedroom with 2pc en-suite, main 4pc bath and additional 2 bedrooms. Basement (illegal suite) with side entrance featuring 4pc bath, separate laundry hookup under the stairs and 4th bedroom. This home has undergone a complete transformation that combines modern living and exceptional functionality. Quality craftsmanship and high-end finishes are exemplified throughout the renovations which includes, NEW KITCHEN with QUARTS COUNTER TOPS and STAINLESS STEEL APPLIANCES | BATHROOMS | FLOORING | DOORS | NEW WINDOWS | KNOCK DOWN CEILING | POT LIGHTS | NEW ELECTRICAL | PLUMBING | DRYWALL | BASEBOARDS | PAINT | NEW HIGH EFFICIENCY FURNACE | HOT WATER TANK and NEW HRV UNIT | NEW



INSULATION | ROOF | SIDING | SOFFIT AND  
FACIA | NEW CONCRETE FRONT  
WALKWAY | SIDE ENTRANCE and NEW  
DECK. LIVE IN LIKE A BRAND NEW HOUSE  
JUST A BLOCK AWAY FROM ALL THE  
AMENITIES. Book your showing today!

Built in 1989

### Essential Information

MLS® #	A2223428
Price	\$549,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,069
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	206 Martinbrook Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J3E2

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	45
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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