

# \$534,999 - 37 Martinbrook Link Ne, Calgary

MLS® #A2249576

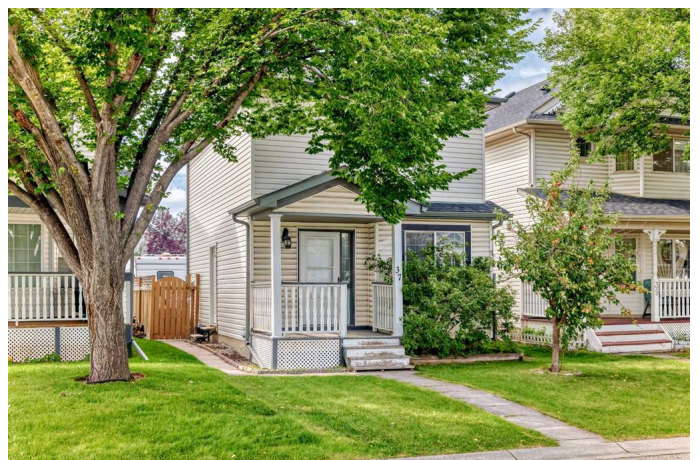
**\$534,999**

4 Bedroom, 3.00 Bathroom, 1,035 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome to this fully developed detached home, complete with a paved alley, fenced, landscaped west-facing backyard, and a spacious entertainment deck. There is ample room for a double garage while still preserving the lush green space. Step inside to a large front lifestyle room adorned with laminate flooring throughout the main level. The upper level and basement feature plush carpet floors, adding a touch of comfort and warmth to these spaces. The back of the home offers a dining area with sliding doors leading to a private yard, along with storage and an open concept kitchen. The kitchen boasts an abundance of cabinets, counter space, and a full general electronic appliance package, adding both elegance and convenience. Upstairs, you'll find two guest rooms with windows overlooking the backyard, a refreshed 4-piece bathroom, and a master bedroom featuring its own walk-in closet and tranquil views of the quiet neighborhood. The illegal basement suite (Separate Entrance) expands the usable space and comes with 1 bedroom, kitchen, living area, full washroom and separate laundry. Conveniently located in close proximity to the Dashmesh Culture Centre, schools, parks, Martindale LRT station, and a few minutes away from Saddle Towne Plaza, fitness center, health clinics, and restaurants. Don't miss the opportunity to own a property in this highly desirable community. Schedule your private viewing today and make this cozy home your



own!

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249576    |
| Price          | \$534,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,035       |
| Acres          | 0.07        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 37 Martinbrook Link Ne |
| Subdivision | Martindale             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 3N9                |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Exterior Entry, Finished, Full                                      |

**Exterior**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 74                |
| Zoning         | R-CG              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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