

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

MLS® #A2249576

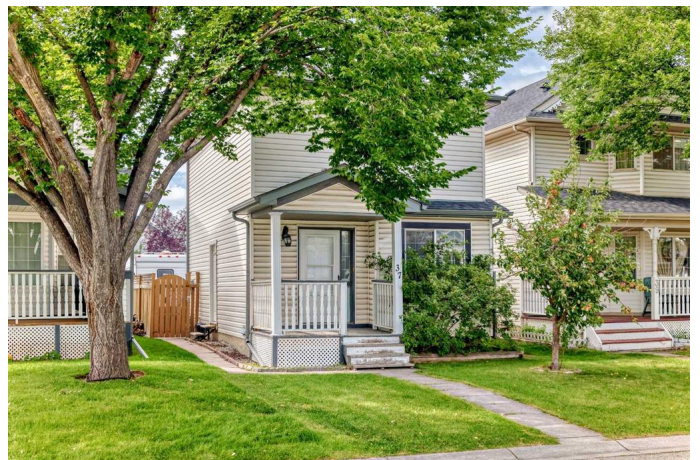
## \$534,999

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	Private Yard, Storage, Dock
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	1
Zoning	R-CG

**Listing Details**

Listing Office	Royal LePage METRO
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