

# \$539,000 - 339 Martinbrook Place Ne, Calgary

MLS® #A2240066

**\$539,000**

4 Bedroom, 3.00 Bathroom, 1,062 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

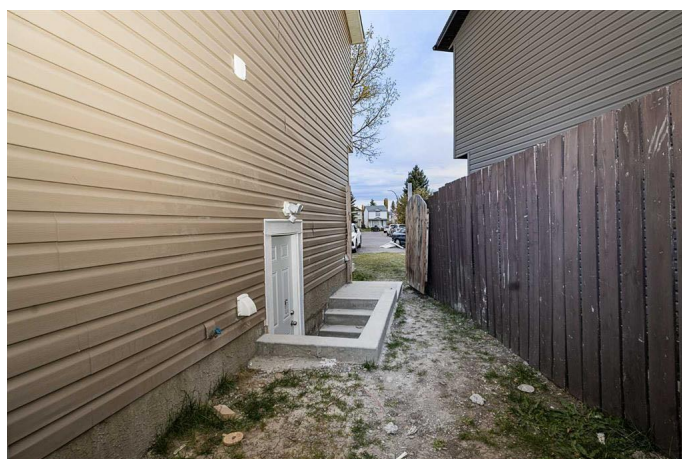
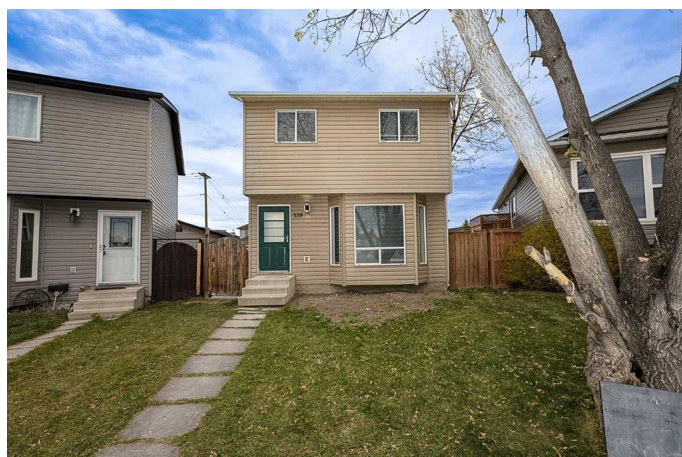
This beautifully renovated home offers modern living with a prime location. Featuring 3 spacious bedrooms and 2.5 bathrooms, the main level boasts an open-concept layout perfect for entertaining. The home also includes a fully renovated side entrance basement illegal suite complete with 1 bedroom, 1 bathroom, and a generous living space—ideal for extended family or rental income potential. Located close to major highways, the airport, and within walking distance to local amenities including shopping, parks, and the dashmesh culture center (Sikh Temple), this property provides unmatched convenience for your lifestyle. Don't miss the chance to own this exceptional home in a desirable neighborhood! This description emphasizes the house's features and its prime location, presenting a strong appeal to potential buyers. Don't miss out on the opportunity to make this your new home. Contact us today to schedule a viewing! please note plumbing is replaced with brand new pipes and the house is yielding \$3200.00 in rent per month. never had trouble renting it out even in this market

Built in 1989

## Essential Information

MLS® # A2240066

Price \$539,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,062
Acres	0.08
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	339 Martinbrook Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3j1c2

### Amenities

Parking Spaces	4
Parking	Off Street, RV Access/Parking

### Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.