

\$479,900 - 145 Martindale Drive Ne, Calgary

MLS® #A2094318

\$479,900

4 Bedroom, 3.00 Bathroom, 1,041 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

Discover the epitome of LOCATION, LOCATION, LOCATION making this your NEW HOME! Boasting a total of 4 bedrooms, 2.5 bathrooms, a 2-car garage, and a bonus illegal basement suite with a separate entrance, this residence has it all. Situated within walking distance of transit, the C-train, shopping hubs, parks, playgrounds, schools, and the Genesis Centre, convenience meets comfort at your doorstep.

Upon entering, the main level welcomes you with a foyer, a convenient 2-piece bathroom, a light-filled living room featuring a large window, and a kitchen with an inviting eating area. The kitchen conveniently opens to a backyard deck, perfect for savouring summer BBQs with loved ones.

Ascending to the upper floor reveals a master bedroom, two additional bedrooms, and a recently fully renovated 4-piece bathroom, ensuring a stylish and comfortable living space. The illegal basement suite, accessible through a separate entrance, offers a private retreat with one bedroom, a 3-piece bathroom, a kitchen with a sitting area, and a shared laundry area.

The property also includes an extra-large double detached garage, providing protection for your vehicle during the winter months. With a roof, windows, and vinyl siding all replaced just two years ago, REPLACED LAST MONTH



NEW HIGH ENERGY EFFICIENT FURNACE,
ALSO HAS CENTRAL AIR CONDITIONER,
this home exudes a fresh and modern
aesthetic. The low-maintenance backyard
affords you more time to enjoy yourself.

Ideal for small families and first-time buyers,
this home awaits your personal touch. Don't
miss the chance to be the first to experience
what this house has to offer—call your
favourite realtor now to schedule a showing!

Built in 1989

Essential Information

MLS® #	A2094318
Price	\$479,900
Sold Price	\$485,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,041
Acres	0.06
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	145 Martindale Drive Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3G5

Amenities

Parking Spaces	4
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Parking	Alley Access, Double Garage Detached
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Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2023
Date Sold	November 23rd, 2023
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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