

# \$639,900 - 469 Martindale Drive Ne, Calgary

MLS® #A2164020

**\$639,900**

5 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to this inviting 2-story detached home in the heart of Martindale, a vibrant and sought-after community. Located just a stone's throw from the Genesis Centre, this property offers unparalleled convenience and access to a wealth of amenities. Families will appreciate the proximity to Nelson Mandela High School, making school runs a breeze. Commuters will love the easy access to Saddletowne Station for LRT, ensuring smooth and efficient travel around the city. Enjoy nearby Saddletown Circle for shopping, dining, and entertainment options. This spacious home features three bedrooms on the second level, along with a full 4-piece bathroom. The main floor boasts a separate living area with a cozy fireplace, a huge dining area perfect for family gatherings, and a well-equipped kitchen with all necessary appliances. Additionally, the home includes a rentable 2-bedroom basement illegal suite, complete with its own kitchen and full bathroom—ideal for extra income or extended family. Don't miss the opportunity to make this versatile and conveniently located home yours—schedule a viewing today!



Built in 2002

## Essential Information

MLS® # A2164020

Price \$639,900

Sold Price \$612,000

Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	469 Martindale Drive Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4W2

### Amenities

Amenities	Parking, Storage, Laundry
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Chandelier, Separate Entrance
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Separate/Exterior Entry, Suite

### Exterior

Exterior Features	Garden, Private Yard, Other, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Garden, Lawn, No Neighbours Behind
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 9th, 2024
Date Sold	October 2nd, 2024
Days on Market	23
Zoning	R-C1N
HOA Fees	0.00

**Listing Details**

Listing Office	Realty Executives Pioneers
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