

# \$675,000 - 263 Martindale Drive Ne, Calgary

MLS® #A2204296

**\$675,000**

5 Bedroom, 4.00 Bathroom, 1,451 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to this stunning home in the highly sought-after community of Martindale! This beautiful property offers over 2,000 sqft of living space. This two story home is situated close to bus stops, a train station, schools, Gurudwara, grocery stores, and a delightful playground. The meticulous upkeep of this dwelling ensures a fresh and inviting atmosphere. Aside from the physical appearance, the sense of community here is splendid. Your neighbors are more than friendly faces and they are an extension of your family, adding a warm and welcoming value to the neighborhood. The main floor welcomes with a warm living area, open concept kitchen and 2pcs washroom. Upper level has three bedrooms and two full washrooms including a master bedroom ensuite. The fully finished basement offers a 2 bedroom illegal suite with separate entrance. Outside, the property features a detached double-car garage, providing secure parking and ample storage, while the private backyard and large deck offer an ideal spot for outdoor activities. Schedule your viewing today!

Built in 2009

## Essential Information

MLS® #                      A2204296

Price                        \$675,000

Bedrooms                5



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,451       |
| Acres          | 0.08        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 263 Martindale Drive Ne |
| Subdivision | Martindale              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 0L2                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Entrance     |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 51               |
| Zoning         | R-CG             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Calgary Real Estate.ca |
|----------------|------------------------|

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