

# \$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	88
Zoning	R-CG

**Listing Details**

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

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.