

# \$509,900 - 225 Martindale Drive Ne, Calgary

MLS® #A2196850

**\$509,900**

4 Bedroom, 2.00 Bathroom, 801 sqft  
Residential on 0.07 Acres

Martindale, Calgary, Alberta

We are offering an amazing BI-LEVEL HOME with a WALKOUT BASEMENT for sale, located in the heart of the sought-after community of Martindale. There are AT LEAST 5 REASONS WHY YOU SHOULD BUY THIS GREAT HOUSE:

Huge, recently built garage (24' x 22' outside measurements). This is the perfect place to store your vehicles and all your extra belongings!

TWO SUITESâ€”UP AND DOWN (the downstairs suite is illegal). The upstairs unit offers 2 bedrooms, 1 full bathroom, a large family room, a dining area, and a kitchen, PLUS A SEPARATE LAUNDRY. The downstairs unit features two separate entrances (front and back), a separate laundry room, a kitchen, a full bathroom, and 2 bedrooms!

Nicely updated throughout! The home features LVP flooring throughout the entire house (up and down) and freshly painted walls. The upstairs kitchen boasts BRAND NEW STAINLESS STEEL APPLIANCES and GRANITE COUNTERTOPS. Additional upgrades include a BRAND NEW WASHER AND DRYER, all-new interior doors upstairs, and new baseboards and window casings. The basement renovations include a brand-new kitchen and new LVP flooring.



Fully fenced backyard with a nice deck!

Prime location! Your future home is just a 7-minute walk to Gurdwara Sahib, a 15-minute walk to the Genesis Centre and Martindale LRT Station, and close to Superstore.

This is an excellent investment property and/or a perfect place to raise a family. Book your viewing RIGHT NOW BEFORE IT'S TOO LATE

Built in 1999

### Essential Information

MLS® #	A2196850
Price	\$509,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	801
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	225 Martindale Drive Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3M5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 1st, 2025
Days on Market	32
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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