



THE
A-TEAM

**RE/MAX
FIRST**

469 MARTINDALE Drive, Calgary T3J 4W2

MLS®#: **A2164020** Area: **Martindale** Listing Date: **09/09/24** List Price: **\$639,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **3,746 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,366**
 Low Sqft:
 Ttl Sqft: **1,366**

DOM

10
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Other,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Chandelier,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	11`11" x 9`0"	Bedroom - Primary	Second	14`3" x 10`9"
Bedroom	Second	8`6" x 10`7"	Dining Room	Main	8`0" x 8`2"
2pc Bathroom	Main	0`0" x 0`0"	Living Room	Main	11`6" x 21`1"
Living/Dining Room Combination	Main	12`9" x 14`1"	Kitchen	Main	8`0" x 8`2"
3pc Bathroom	Second	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	7`9" x 13`5"	Bedroom	Basement	9`8" x 8`6"
Kitchen	Basement	7`8" x 4`3"	Living Room	Basement	10`1" x 18`5"

Laundry

Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

0211453

Remarks

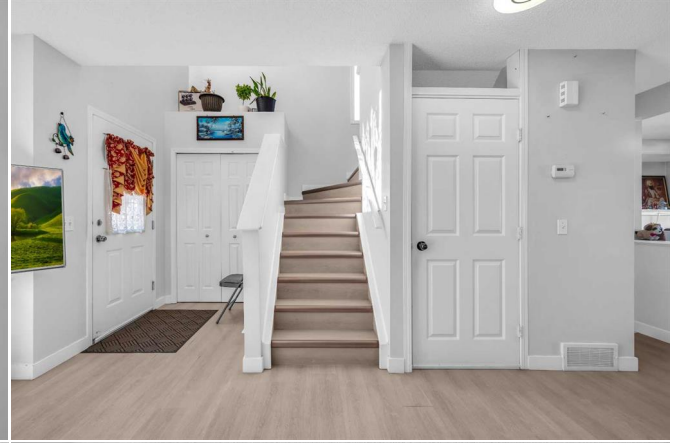
Pub Rmks: **Welcome to this inviting 2-story detached home in the heart of Martindale, a vibrant and sought-after community. Located just a stone's throw from the Genesis Centre, this property offers unparalleled convenience and access to a wealth of amenities. Families will appreciate the proximity 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!**

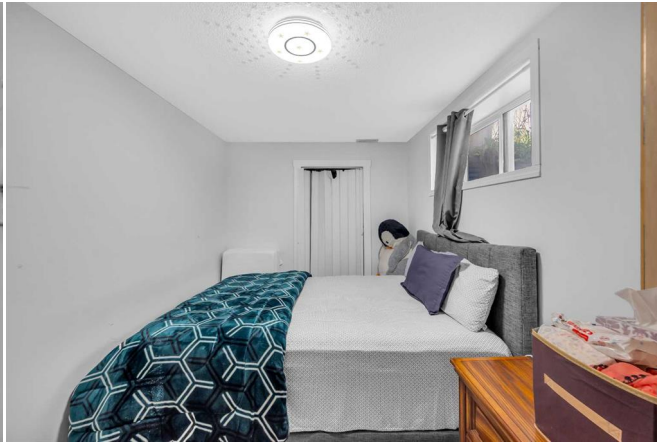
Inclusions: **NONE**
Property Listed By: **Realty Executives Pioneers**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









469 Martindale Dr NE, Calgary, AB

Main Floor Exterior Area 720.29 sq ft
Interior Area 688.05 sq ft



0 3 6 ft

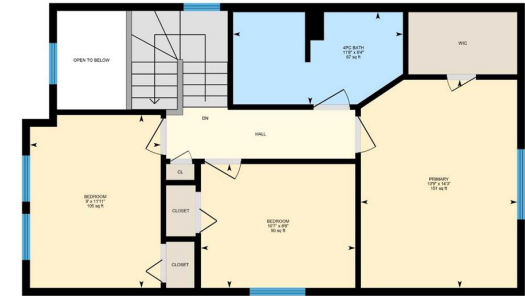
PREPARED: 2024/06/07



White regions are excluded from total floor area in OUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

469 Martindale Dr NE, Calgary, AB

Upper Floor Exterior Area 548.25 sq ft
Interior Area 588.24 sq ft
Excluded Area 32.16 sq ft



0 3 6 ft

PREPARED: 2024/06/07



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Basement (Below Grade) Exterior Area 613.08 sq ft
Interior Area 550.03 sq ft



PREPARED: 2024/06/07
While regions are excluded from total floor area in CAD/CDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.