



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**17 Martindale Drive NE  
Calgary, Alberta**

**MLS # A2291161**



**\$576,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 17 Martindale Drive NE, a fantastic opportunity offering over 2,100 sq ft of fully developed living space plus a 1-bedroom LEGAL basement suite with a separate entrance, making it perfect for extended family or generating additional rental income. The main floor features a bright and inviting layout with multiple living spaces, including a spacious living room, cozy family room, a large dining area ideal for entertaining, and a convenient 2 piece powder room. The east facing front yard allows beautiful morning light to pour through the large bay window, creating a warm and welcoming atmosphere. The renovated kitchen comes complete with new appliances, ample cabinetry, and convenient access to the dining area. You’ll also find newer laminate flooring throughout. Upstairs offers a 4 piece bathroom and three well sized bedrooms, including a large primary bedroom featuring its own private ensuite and walk in closet. The legal basement suite is thoughtfully designed with an open concept kitchen and family room, separate laundry, a spacious bedroom, and a 3 piece bathroom, making it an excellent mortgage helper. Outside, enjoy a single detached garage with additional RV parking. Major upgrades include a legalized secondary suite (2020), new asphalt shingles, vinyl siding, eavestroughs, gutters, and fascia (2021), and a new hot water tank (2022). Located in a family friendly neighbourhood, you’re walking distance to Dashmesh Culture Centre, schools, parks, and bus stops, with quick access to Westwinds LRT Station and Calgary International Airport. You can’t miss this one! "