



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

136 Martindale Drive NE
Calgary, Alberta

MLS # A2305593



\$494,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions:	N/A
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Welcome to this well-maintained detached laned home in the desirable community of Martindale NE! This charming property offers 3 spacious bedrooms and a full bathroom on the upper level, perfect for families. The main floor features a bright and functional layout with a comfortable living area, dining space, and a well-appointed kitchen. The fully finished basement adds great value, complete with an additional bedroom and a large recreation room—ideal for guests or extra living space. Step outside to enjoy a private backyard with a deck, perfect for summer gatherings and relaxation. Conveniently located just steps from Dashmesh Culture Gurudwara Sahib, commercial plazas, bus stops, parks, and other essential amenities. A great opportunity for first-time buyers or investors—don't miss out!