



**24 Martindale Drive NE**  
**Calgary, Alberta**

**MLS # A2312443**



**\$579,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** None

FULLY RENOVATED | DOUBLE GARAGE | MARTINDALE | Watch the 3D Tour! Welcome to this beautifully renovated 2,000+ sqft of living space home in one of NE Calgary's most connected communities. Steps away from Dashmesh Culture Centre, schools, bus stops, playgrounds, and shopping &mdash; everything you need is at your doorstep. The main floor greets you with an open-concept living and dining area, complete with a striking feature wall &mdash; perfect for entertaining. The kitchen is a showstopper with brand new two-tone white cabinetry, quartz countertops, and stainless steel appliances. A convenient half bath with stacked laundry completes the main level. Upstairs offers three spacious bedrooms and two full bathrooms. The primary suite features a 4-piece ensuite and generous walk-in closet with ample storage. Two additional well-sized bedrooms and a full bathroom round out the upper level. The finished illegal suite basement includes a separate living area, kitchen, bedroom with closet, 4-piece bathroom, and laundry &mdash; ideal for extended family or generational living. Step outside to a well-maintained backyard with a large deck &mdash; your go-to spot for summer evenings. Martindale offers quick transit access, nearby schools, parks, and all major amenities. Book your private showing today &mdash; this one won't last!