



398 MARTINDALE Drive NE
Calgary, Alberta

MLS # A2320516



\$649,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,113 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

PRIME MARTINDALE OPPORTUNITY WITH A LEGAL BASEMENT SUITE! Welcome to 398 Martindale Dr NE, a fantastic property perfectly suited for families seeking a mortgage helper, or savvy investors looking for dual-income potential. The bright and spacious main floor features a welcoming living area, a functional kitchen, and comfortable upper-level bedrooms. Downstairs, the fully finished legal basement suite offers the perfect independent living space to generate immediate rental income and significantly offset your monthly payments. Enjoy a private fenced yard space and a phenomenal location just moments from top-rated schools, parks, the LRT, Genesis Centre, and extensive shopping. Incredible value in a mature, amenity-rich community—book your showing today!