



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**71 Martindale Court NE**  
**Calgary, Alberta**

**MLS # A2339413**



**\$499,000**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Martindale                           |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | 2 Storey                             |               |                   |
| <b>Size:</b>     | 1,052 sq.ft.                         | <b>Age:</b>   | 1989 (37 yrs old) |
| <b>Beds:</b>     | 4                                    | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Off Street                           |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Rectangular Lot |               |                   |

|                    |                                                              |                   |      |
|--------------------|--------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, No Animal Home, No Smoking Home, Quartz Counters |                   |      |

**Inclusions:** N/A

Welcome to this beautifully renovated 4-bedroom, 3 bathrooms home in the well-established community of Martindale! This move-in-ready property offers extensive upgrades throughout, including a newer roof, siding, windows, flooring, fresh paint, and much more. The main floor welcomes you with a spacious living room, a brand-new kitchen, and a bright dining area—perfect for entertaining and everyday family living. Step through the patio doors onto your new deck and enjoy the privacy of the backyard, ideal for relaxing or hosting guests. Upstairs features three spacious bedrooms, two full bathrooms, and a convenient laundry room. The fully finished basement offers even more versatility, complete with a separate entrance, one additional bedroom, one bathroom, and a separate laundry area—perfect for extended family, guests, or potential rental income. With thoughtful renovations, a functional layout, and a private backyard, this exceptional home has so much to offer. Don't miss your opportunity—this one won't last long!