



GRASSROOTS
REALTY GROUP

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76 Martindale Close NE
Calgary, Alberta

MLS # A2341227

\$523,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Tankless Hot Water, Vinyl Windows

Inclusions: Fridge (2), stove (2), dishwasher, hood fan, microwave hoodfan, washer (2), dryer (2), shed, blinds, 3 kitchen bar stools, TV mount above the fireplace

EXTENSIVELY RENOVATED | SOLAR | FORMER SHOW HOME | ILLEGAL SUITE | 2 LAUNDRIES | LARGE COMPOSITE DECK | SOUTH-FACING GARDEN This former show home offers over 2,100 sq. ft. of developed living space, with 4 bedrooms, 3 bathrooms and a fully developed basement with a self-contained illegal suite. The home has been thoughtfully upgraded and maintained over the years, including a \$30,000 solar system installed in 2024, new deck and parking pad in 2023, new siding in 2022, upgraded hail-resistant roof shingles in 2021, high-efficiency furnace with UV filtration, increased attic insulation, on-demand hot water, vinyl windows and a salt-free whole-home water conditioning system. The main floor is bright and inviting, with beautiful hardwood flooring, skylights—including one that opens for ventilation—and a comfortable open layout connecting the living, dining and kitchen areas. The renovated kitchen features custom cabinetry with soft-close doors and drawers, generous counter space, a breakfast bar, slide-in range, and an impressive stainless-steel hood fan. With large floor to ceiling cabinets on either side, the built-in desk creates a practical workspace or homework station. The living room features a full brick wood-burning fireplace and extensive built-in bookcases, with sliding glass doors providing access to the large vinyl composite rear deck. The deck offers plenty of space for outdoor seating and entertaining and overlooks the fenced backyard. A convenient main-floor 2-piece bathroom also includes a full-size front-load washer and dryer. Upstairs are three bedrooms, including a spacious primary bedroom with excellent closet space, two additional bedrooms and a full bathroom. The fully developed lower level provides a self-contained illegal suite with its own private entrance, kitchen, living area, bedroom, full

bathroom, large egress windows, recessed lighting and private full-size laundry. The layout provides excellent flexibility for extended family, guests or additional rental potential. Outside, the home offers a large composite deck with storage underneath, fenced backyard, storage shed and a paved rear parking pad with back-lane access for one vehicle. There is also a south-facing garden area along the side of the home, providing an excellent space for gardening and enjoying the sunshine. Located on a quiet street in Martindale, this home is close to schools, transit, shopping, the Dashmesh Culture Centre and LRT access. With extensive renovations, major mechanical and exterior upgrades, solar power, flexible living space and a separate lower-level illegal suite, this is a home that offers both functionality and long-term value.