



GRASSROOTS
REALTY GROUP

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421 Martindale Drive NE
Calgary, Alberta

MLS # A2351246

\$524,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: none

Welcome to 421 Martindale Drive NE — a great opportunity for first-time buyers or investors in a highly convenient Martindale location. This well-kept two-storey offers 1,305 sq. ft., 3 bedrooms upstairs, including a spacious primary with walk-in closet, plus bright and functional living and dining spaces on the main floor. Downstairs, you'll find a 1-bedroom basement rental suite (illegal) with a separate entrance, kitchen, living room, bedroom, full bath and laundry — ideal for extra rental income or extended family. Enjoy a fenced backyard with deck and rear parking. Just minutes from multiple schools, Genesis Centre, Saddletown Circle, the C-Train station, shopping and Gurdwara Sahib and Church. A solid family home with excellent income potential in a location that's hard to beat. Goods Included: 2 Refrigerators, 2 Stoves, 2 Hoodfans, Dishwasher, Washer, Dryer, Window Coverings. The main nearby schools around 421 Martindale Drive NE are: • Taradale School — Kindergarten to Grade 4 • Manmeet Singh Bhullar School — Kindergarten to Grade 6 • Crossing Park School — Kindergarten to Grade 9 • Ted Harrison School — Grades 5 to 9 • Peter Lougheed School — Grades 5 to 9 • Nelson Mandela High School — Grades 10 to 12 • Our Lady of Fatima School — Kindergarten to Grade 6, Catholic • Ácole La Mosaïque — Kindergarten to Grade 6, Francophone.