



GRASSROOTS
REALTY GROUP

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98 Martindale Drive NE
Calgary, Alberta

MLS # A2230876



\$444,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,064 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Level, Rectangular Lot, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: window coverings

Welcome to 98 Martindale Drive NE, a well-kept two-storey detached home offering comfort, functionality, and great value in one of northeast Calgary's most vibrant communities. Just a short walk from the Dashmesh Culture Centre, nearby schools, parks, and transit options, this home is perfectly situated for growing families or savvy investors. The main floor features a bright and inviting living area with large windows that fill the space with natural light. A spacious dining area and functional kitchen offer a practical layout that suits everyday living and entertaining. The updated flooring and neutral paint make this home move-in ready with room for your personal touches. Upstairs, you'll find three bedrooms and a full bathroom. The primary bedroom is generously sized and includes ample closet space, while the two additional bedrooms provide flexibility for children, guests, or a home office. The undeveloped basement offers excellent potential for future development to add more living space. The property has a large backyard with rear lane access, off-street parking, and space for a future garage. This is a great opportunity to enter the Calgary real estate market in a well-connected and established neighbourhood. Schedule your viewing today!