



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**263 Martindale Drive NE**  
**Calgary, Alberta**

**MLS # A2234844**



**\$649,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** n/a

Welcome to this stunning home in the highly sought-after community of Martindale! This beautiful property offers over 2,000 sqft of living space. This two story home is situated close to bus stops, a train station, schools, Gurudwara, grocery stores, and a delightful playground. The meticulous upkeep of this dwelling ensures a fresh and inviting atmosphere. Aside from the physical appearance, the sense of community here is splendid. Your neighbors are more than friendly faces and they are an extension of your family, adding a warm and welcoming value to the neighborhood. The main floor welcomes with a warm living area, open concept kitchen and 2pcs washroom. Upper level has three bedrooms and two full washrooms including a master bedroom ensuite . The fully finished basement offers a 2 bedroom illegal suite with separate entrance. Outside, the property features a detached double-car garage, providing secure parking and ample storage, while the private backyard and large deck offer an ideal spot for outdoor activities. Schedule your viewing today!