



GRASSROOTS
REALTY GROUP

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

19 Martindale Court NE
Calgary, Alberta

MLS # A2238236



\$456,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,058 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Double Detached Garage | Large Backyard | Finished Basement | 3 Bedrooms | 2 Full Bathrooms | Great Location | Close to All Amenities & Transit -- Welcome to this charming Two-Storey gem nestled in the sought-after community of Martindale, where comfort meets convenience! This inviting home offers over 1,300 sq ft of total well-designed living space, featuring 3 Spacious Bedrooms and 2 Full Bathrooms—perfect for Growing Families, First-Time Buyers or Investors. Step into the Oversized Living Room where a Large Window fills the space with Natural Light, creating a warm, welcoming atmosphere. The functional kitchen boasts white painted cabinetry, Black Appliances, and Ample Storage, making it a dream for home cooks. Transition effortlessly from the kitchen through sliding patio doors to your full-sized deck, ideal for summer BBQs or unwinding after a long day. The basement includes a Full Bathroom, Wet Bar, and a partially finished mechanical area that offers the perfect opportunity to create a home office or extra storage—tailored to suit your lifestyle. Complete with a Double Detached Garage with Alley Access, this property is just minutes from Schools, Temples, Shopping Centres, Recreational Facilities, Bus Stops, and the C-Train—offering unbeatable access and lifestyle. Don't miss your chance to own a fantastic home in a vibrant, amenity-rich neighbourhood! This listing won't last long!