



GRASSROOTS
REALTY GROUP

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19 Martindale Court NE
Calgary, Alberta

MLS # A2238236



\$469,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| 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!