



**43 Martindale Court NE
Calgary, Alberta**

MLS # A2286805



\$449,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,117 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Perfect family home in the desirable community of Martindale! This charming residence features 3 bright and comfortable bedrooms upstairs, offering plenty of space for a growing family. Located on a quiet and safe cul-de-sac, this home features a north-facing front and a sunny south backyard, providing natural sunlight all day. Front privacy fence and fully fenced backyard backing onto a park, offering excellent privacy and outdoor enjoyment. Just steps away from schools, parks, playgrounds, bus stops, grocery stores, and all essential amenities. Walking distance to Dashmesh Cultural Centre Gurudwara Sahib. Recent upgrades include a NEW FURNACE, NEW ROOF and NEW SIDING. A great opportunity for families looking for an affordable home in a strong and welcoming community. Must see. Book a showing with your favourite realtor!!