



**317 Martindale Drive NE  
Calgary, Alberta**

**MLS # A2294407**



**\$500,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Standard S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Shed

Location! Location! Location! Welcome to this fully developed two-storey home in the heart of Martindale, one of NE Calgary's most convenient and family-friendly communities. Perfect for first-time buyers or investors, this home is ideally located steps from public transit including bus routes and the C-Train station, along with Nelson Mandela High School, shopping, and the Sikh Temple—making daily life and commuting incredibly convenient. The main floor offers a bright and spacious living room, a functional kitchen with oak cabinetry, main floor laundry, and a 2-piece bathroom. The dining area leads to a west-facing deck overlooking a fully fenced backyard, perfect for enjoying summer evenings. Upstairs, you'll find a light-filled upper level with an abundance of natural light throughout. The spacious primary bedroom features large windows and dual closets, creating a comfortable and airy retreat. Two additional well-sized bedrooms and a 4-piece bathroom complete the upper level—ideal for families, guests, or a home office setup. The fully finished basement with separate side entrance includes a kitchen, 4-piece bathroom, separate laundry, and a spacious fourth bedroom. Developed in 2020 with permits, the basement also features separate baseboard heating, providing flexibility for extended family living or rental potential (illegal suite). Recent upgrades include: New furnace (2025), new hot water tank (2025), roof replaced in 2025, siding replaced (2020), new carpet and vinyl flooring on the main and upper levels, and fresh paint throughout. The property is complete with a double detached garage and a fully fenced yard, offering both functionality and value in a highly accessible location. A fantastic opportunity in a prime location—book your showing today!