



GRASSROOTS
REALTY GROUP

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154 Martindale Drive NE
Calgary, Alberta

MLS # A2204750



\$529,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,085 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage, Sump Pump(s)		

Inclusions: TV brackets, mounted TVs in bedrooms & garage, garage heater, fridge in basement, workbench/mounted shelving in garage

Ready & waiting for a new family to make it their own is this beautifully updated two storey in the popular Northeast Calgary neighbourhood of Martindale, just minutes to shopping, schools & LRT. This extensively renovated home enjoys vinyl plank floors & quartz countertops, 3 bedrooms, low-maintenance backyard with huge deck & dream “man-cave” garage with heater & workbench. You’ll just love the spacious West-facing living room with its sleek electric fireplace complemented by stone feature wall…the perfect space for entertaining or hanging out with the family. Renovated in 2019, the open concept kitchen/dining room has quartz counters & stone baseboards, soft-close cabinetry & stainless steel appliances including brand new LG dishwasher. Upstairs, all 3 bedrooms have vinyl plank floors & great closet space; the closet in the primary bedroom is complete with built-in organizers. Between the bedrooms is the updated full bathroom…completed in 2025. The partially finished rec room – which just needs the ceilings installed, has commercial grade carpets, & laundry/storage area with Samsung steam washer & dryer (2019-2020). The fully fenced backyard is your private sanctuary with bar area enclosed with privacy screens & loads of space for a hot tub & seating. The oversized detached 2 car garage – built in 2022, is equipped with overhead storage, heater, TV & workbench…your perfect getaway! Among the extensive list of improvements over the last 8 years: vinyl siding & stonework on the house & garage (2020-2022), roof/fascia/soffits/eaves (2022), hot water tank (2018), lighting, interior paint & doors, baseboards, Hisense fridge (2024) & Samsung stove/microwave (2019). The Genesis Centre & all the shopping & services at Saddletowne Crossing are only a few short minutes away,

& with its quick access to Metis Trail you’ve got an easy commute to the LRT, airport, Peter Lougheed Centre, 36 Street shopping & downtown.