

# \$444,900 - 98 Martindale Drive Ne, Calgary

MLS® #A2230876

**\$444,900**

3 Bedroom, 1.00 Bathroom, 1,064 sqft

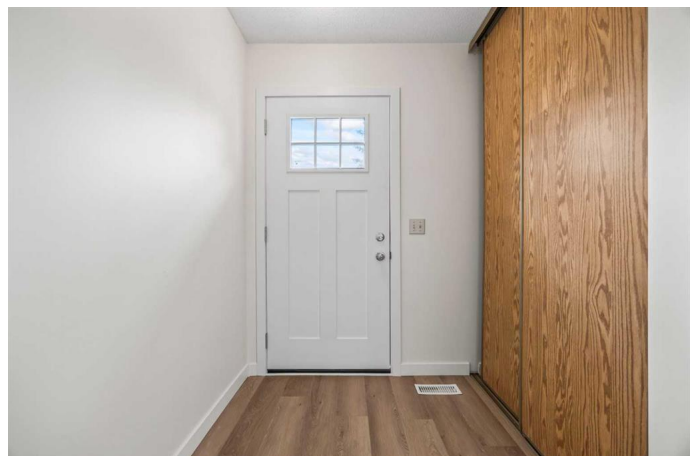
Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome to 98 Martindale Drive NE, a well-kept two-storey detached home offering comfort, functionality, and great value in one of northeast Calgary's most vibrant communities. Just a short walk from the Dashmesh Culture Centre, nearby schools, parks, and transit options, this home is perfectly situated for growing families or savvy investors. The main floor features a bright and inviting living area with large windows that fill the space with natural light. A spacious dining area and functional kitchen offer a practical layout that suits everyday living and entertaining. The updated flooring and neutral paint make this home move-in ready with room for your personal touches. Upstairs, you'll find three bedrooms and a full bathroom. The primary bedroom is generously sized and includes ample closet space, while the two additional bedrooms provide flexibility for children, guests, or a home office. The undeveloped basement offers excellent potential for future development to add more living space. The property has a large backyard with rear lane access, off-street parking, and space for a future garage. This is a great opportunity to enter the Calgary real estate market in a well-connected and established neighbourhood. Schedule your viewing today!

Built in 1989

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2230876    |
| Price          | \$444,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,064       |
| Acres          | 0.07        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 98 Martindale Drive Ne |
| Subdivision | Martindale             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J2M8                 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home |
| Appliances        | Electric Stove, Range Hood, Refrigerator           |
| Heating           | Forced Air, Natural Gas                            |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance   |
| Lot Description   | Back Lane, City Lot, Front Yard, Level, Rectangular Lot, Standard Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 13th, 2025

Days on Market            70

Zoning                        R-CG

### **Listing Details**

Listing Office                eXp Realty

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