

# \$529,900 - 154 Martindale Drive Ne, Calgary

MLS® #A2204750

**\$529,900**

3 Bedroom, 1.00 Bathroom, 1,085 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

**\*\* OPEN HOUSE SUNDAY APRIL 6TH 12:00 P.M. TO 3:00 P.M. \*\*** 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 &



workbenchâ€¦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 youâ€™ve got an easy commute to the LRT, airport, Peter Lougheed Centre, 36 Street shopping & downtown.

Built in 1990

**Essential Information**

MLS® #	A2204750
Price	\$529,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,085
Acres	0.06
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	154 Martindale Drive Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3G6

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Oversized
# of Garages	2

## Interior

Interior Features	Quartz Counters, Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 31st, 2025
Days on Market	18
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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