

# \$499,900 - 449 Martindale Drive Ne, Calgary

MLS® #A2239180

**\$499,900**

3 Bedroom, 1.00 Bathroom, 1,428 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Great opportunity to own a Home under \$500,000 across from Park, Schools and many other Amenities a stones throw away. This 4 Level Split has 3 Bedrooms Upstairs with a Cheater Ensuite from the Primary Bedroom. Open Concept Main Floor has a Huge Living Room, Dining Room and Kitchen. If you are looking to develop an extra bedroom and bathroom they are already roughed in for you in the basement. The Third Level walkouts to the Back Yard with Massive Deck. You can use this as a Separate Entrance if you want to develop a separate Secondary Suite for Rental income. A secondary suite would be subject to approval and permitting by the city/municipality. The Lot spans wide enough to encompass a Double Detached Garage and space for a Trailer or Parking Pad for an additional vehicle. So many opportunities await your creative juices so don't hesitate to contact your Favorite Realtor to book a viewing today.

Built in 2002

## Essential Information

MLS® #	A2239180
Price	\$499,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,428
Acres	0.08



Year Built	2002
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	449 Martindale Drive Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Z8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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