

# \$549,000 - 136 Martindale Drive Ne, Calgary

MLS® #A2244737

**\$549,000**

4 Bedroom, 2.00 Bathroom, 1,307 sqft

Residential on 0.07 Acres

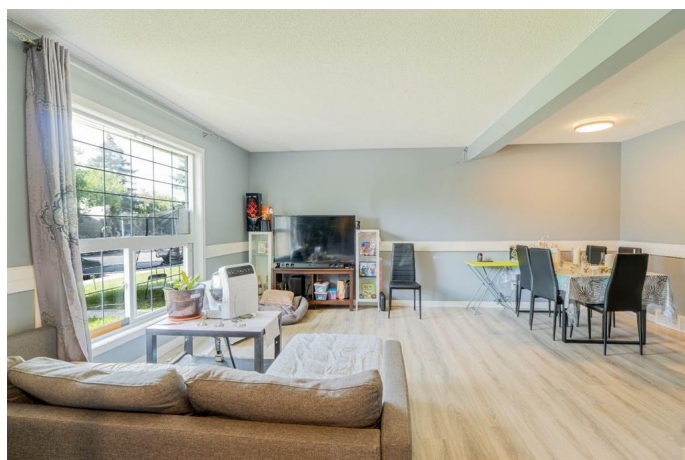
Martindale, Calgary, Alberta

WELCOME to this well kept 2 Story home is centrally located on the MAIN Road in one of the most desired Locations in Martindale. Down the street from Sikh Temple, 2 train stations, bus stop, Martindale Medical/pharmacy and near every other amenity you can think of. The main floor features a bright living room, Dining room and Kitchen with loads of cabinet space. On upper floor you will find Primary bedroom with walk in closet and another 2 Good size Bedrooms and 4 PC Bathroom. Basement is newly Renovated where you find 1 Bedroom, playroom and Laundry. This house offers approximately 1900 sq ft of Living space. Don't miss this opportunity to own a spacious and move-in-Ready home in Calgary's fastest growing area. Whether you buying for live, Rent or Invest, this home checks all boxes.

Built in 1990

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244737  |
| Price          | \$549,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,307     |
| Acres          | 0.07      |



|            |             |
|------------|-------------|
| Year Built | 1990        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 136 Martindale Drive Ne |
| Subdivision | Martindale              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 3G5                 |

### Amenities

|                |                |
|----------------|----------------|
| Parking Spaces | 2              |
| Parking        | Driveway, None |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air                                                              |
| Cooling           | None                                                                    |
| Has Basement      | Yes                                                                     |
| Basement          | Finished, Full                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 44              |
| Zoning         | R-CG            |

### Listing Details

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