



**38 Martindale Drive NE
Calgary, Alberta**

MLS # A2280147



\$579,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	None		

Welcome to this newly renovated two-storey home featuring an oversized double detached garage. New paint, carpet, New Kitchen Cabinets, and upstairs Bathroom. The main floor offers a bright living room, a kitchen combined with a dining area, and a convenient 2-piece bathroom—perfect for everyday living and entertaining. Upstairs, you'll find three good-sized bedrooms and a full common bathroom, providing comfort and functionality for the whole family. The developed illegal basement suite includes one bedroom, a kitchen, a full bathroom, and a separate side entrance, offering excellent potential for extended family or additional living space. Ideally located close to the Sikh Temple, schools, playgrounds, public transit, and with easy access to major highways, this home combines modern upgrades with outstanding convenience. Be the first to view this property—contact your favourite REALTOR® today to book your private showing.