

# \$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

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 & workbench 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
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Parking	Double Garage Detached, Heated Garage, Oversized, Alley Access, Garage Faces Rear
# 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	Living Room, Stone, Electric
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

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

## Additional Information

Date Listed	March 31st, 2025
Days on Market	36
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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