

# \$454,900 - 98 Martindale Drive Ne, Calgary

MLS® #A2230876

## \$454,900

3 Bedroom, 1.00 Bathroom, 1,064 sqft

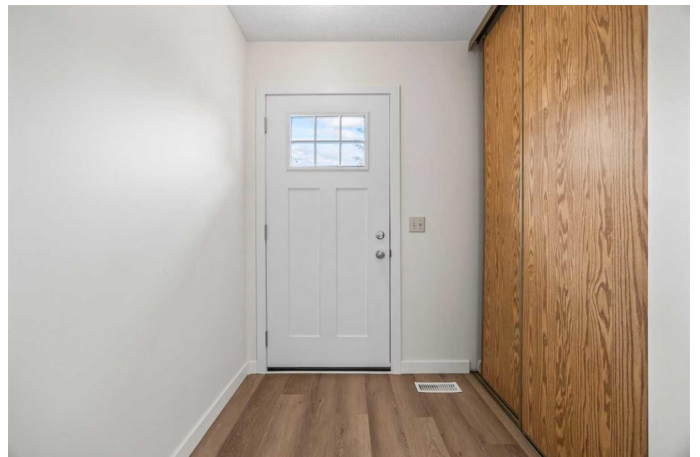
Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome to 98 Martindale Drive NE, a well-kept two-storey detached home offering comfort, functionality, and great value in one of northeast Calgary's most vibrant communities. Just a short walk from the Dashmesh Culture Centre, nearby schools, parks, and transit options, this home is perfectly situated for growing families or savvy investors. The main floor features a bright and inviting living area with large windows that fill the space with natural light. A spacious dining area and functional kitchen offer a practical layout that suits everyday living and entertaining. The updated flooring and neutral paint make this home move-in ready with room for your personal touches. Upstairs, you'll find three bedrooms and a full bathroom. The primary bedroom is generously sized and includes ample closet space, while the two additional bedrooms provide flexibility for children, guests, or a home office. The undeveloped basement offers excellent potential for future development to add more living space. The property has a large backyard with rear lane access, off-street parking, and space for a future garage. This is a great opportunity to enter the Calgary real estate market in a well-connected and established neighbourhood. Schedule your viewing today!

Built in 1989

## Essential Information



MLS® #	A2230876
Price	\$454,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,064
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	98 Martindale Drive Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2M8

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, City Lot, Front Yard, Level, Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 13th, 2025

Days on Market            16

Zoning                        R-CG

### **Listing Details**

Listing Office                eXp Realty

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