

225 Martindale Drive NE  
Calgary, Alberta

MLS # A2196850



**\$509,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite, Walk-Out To Grade

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Fridge and stove in basement

We are offering an amazing BI-LEVEL HOME with a WALKOUT BASEMENT for sale, located in the heart of the sought-after community of Martindale. There are AT LEAST 5 REASONS WHY YOU SHOULD BUY THIS GREAT HOUSE: Huge, recently built garage (24' x 22' outside measurements). This is the perfect place to store your vehicles and all your extra belongings! TWO SUITES—UP AND DOWN (the downstairs suite is illegal). The upstairs unit offers 2 bedrooms, 1 full bathroom, a large family room, a dining area, and a kitchen, PLUS A SEPARATE LAUNDRY. The downstairs unit features two separate entrances (front and back), a separate laundry room, a kitchen, a full bathroom, and 2 bedrooms! Nicely updated throughout! The home features LVP flooring throughout the entire house (up and down) and freshly painted walls. The upstairs kitchen boasts BRAND NEW STAINLESS STEEL APPLIANCES and GRANITE COUNTERTOPS. Additional upgrades include a BRAND NEW WASHER AND DRYER, all-new interior doors upstairs, and new baseboards and window casings. The basement renovations include a brand-new kitchen and new LVP flooring. Fully fenced backyard with a nice deck! Prime location! Your future home is just a 7-minute walk to Gurdwara Sahib, a 15-minute walk to the Genesis Centre and Martindale LRT Station, and close to Superstore. This is an excellent investment property and/or a perfect place to raise a family. Book your viewing RIGHT NOW BEFORE IT'S TOO LATE