

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

MLS® #A2230876

**\$454,900**

3 Bedroom, 1.00 Bathroom, 1,064 sqft

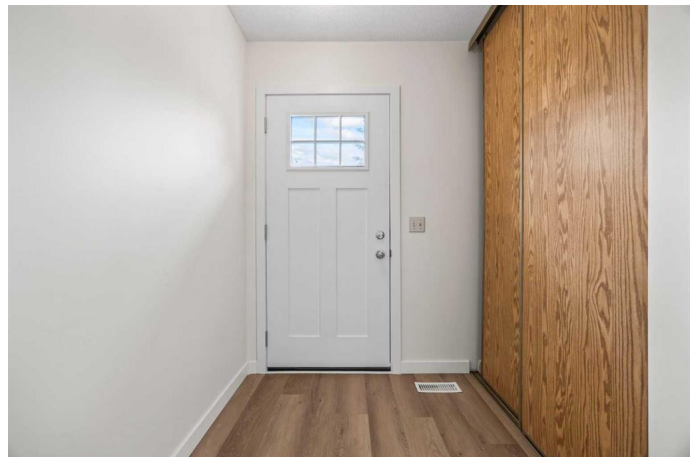
Residential on 0.07 Acres

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            24

Zoning                        R-CG

### **Listing Details**

Listing Office                eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.