



17 Martindale Drive Calgary Alberta

\$576,000

Welcome to 17 Martindale Drive NE, a fantastic opportunity offering over 2,100 sq ft of fully developed living space plus a 1-bedroom LEGAL basement suite with a separate entrance, making it perfect for extended family or generating additional rental income. The main floor features a bright and inviting layout with multiple living spaces, including a spacious living room, cozy family room, a large dining area ideal for entertaining, and a convenient 2 piece powder room. The east facing front yard allows beautiful morning light to pour through the large bay window, creating a warm and welcoming atmosphere. The renovated kitchen comes complete with new appliances, ample cabinetry, and convenient access to the dining area. You'll also find newer laminate flooring throughout. Upstairs offers a 4 piece bathroom and three well sized bedrooms, including a large primary bedroom featuring its own private ensuite and walk in closet. The legal basement suite is thoughtfully designed with an open concept kitchen and family room, separate laundry, a spacious bedroom, and a 3 piece bathroom, making it an excellent mortgage helper. Outside, enjoy a single detached garage with additional RV parking. Major upgrades include a legalized secondary suite (2020), new asphalt shingles, vinyl siding, eavestroughs, gutters, and fascia (2021), and a new hot water tank (2022). Located in a family friendly neighbourhood, you're walking distance to Dashmesh Culture Centre, schools, parks, and bus stops, with quick access to Westwinds LRT Station and Calgary International Airport. You can't miss this one! " (id:6769)

- Living room 14.92 Ft x 10.58 Ft
- Kitchen 13.75 Ft x 9.67 Ft
- Laundry room 5.42 Ft x 4.92 Ft
- Bedroom 12.58 Ft x 9.92 Ft
- Other 7.00 Ft x 3.42 Ft
- 4pc Bathroom 7.92 Ft x 5.00 Ft
- Kitchen 14.25 Ft x 11.00 Ft
- Dining room 12.67 Ft x 9.00 Ft

- Living room 14.00 Ft x 11.00 Ft
- Family room 16.00 Ft x 11.25 Ft
- 2pc Bathroom 5.17 Ft x 4.33 Ft
- Primary Bedroom 13.75 Ft x 12.17 Ft
- Bedroom 11.50 Ft x 7.83 Ft
- Bedroom 11.58 Ft x 7.83 Ft
- 4pc Bathroom 8.67 Ft x 4.92 Ft
- 4pc Bathroom 8.67 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.repcalgaryhomes.ca/>

RE/MAX Realty Professionals

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