

# \$599,900 - 43 Martindale Crescent Ne, Calgary

MLS® #A2196081

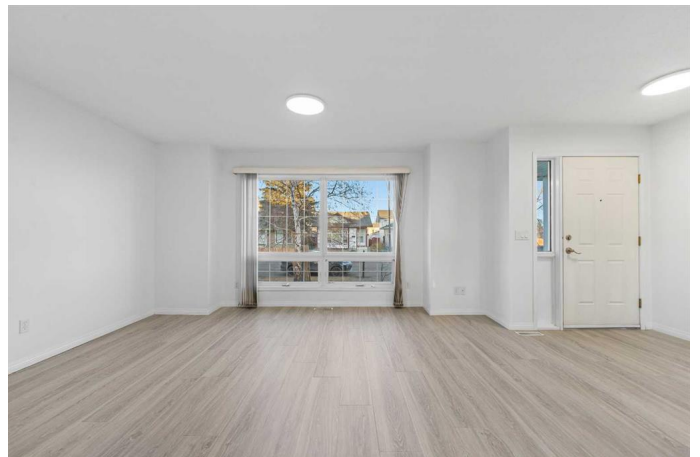
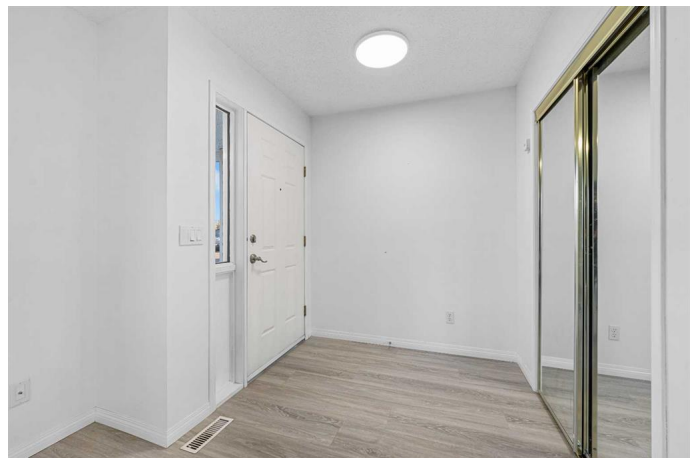
**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,411 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Gorgeous Renovation | Incredible Location | 3 Minutes Walk to Ecole La Mosaïque & Dashmesh Culture Centre | Sparkling White Kitchen | Quartz Countertops | Kitchen Island | Barstool Seating Area | Breakfast Nook | Recessed Lighting | Ample Natural Lighting | New Flooring | Expansive Living Space | Main Level Laundry | 3 Upper Level Beds & 2 Full Baths | Separate Entry to 1 Bedroom Basement Suite(illegal) | Basement Laundry | Storage | Great Backyard | Rear Gravel Parking Pad | Alley Access | Front on Street Parking | Close to all Transit & Amenities! Welcome to your move in ready beautifully renovated family home boasting 1,411 SqFt throughout the main and upper levels with an additional 633SqFt in the 1 bedroom basement suite(illegal). Open the front door to a foyer with closet storage and views into the open floor plan main level. The front living room is framed with large windows that allow the natural light to beam into this space. The open concept living makes this home perfect for entertaining friends and family. The breakfast nook and kitchen blend together with a kitchen island for barstool seating. The kitchen is outfitted with a sparkling quartz countertop, white gloss finished appliances, full height uppers, black hardware and white appliances! Off the kitchen is a rear mud room and 2pc bath that holds the main level laundry. The mud room leads to the deck and backyard where you can enjoy family fun in the summer months. Upstairs holds 3 bedrooms with plush



carpet flooring and 2 baths. The primary bedroom has a walk-in closet and private 3pc ensuite with a walk-in shower. Bedrooms 2 & 3 are also spacious and share the main 4pc bath with a tub/shower combo. Downstairs, the 1 bedroom basement suite(illegal) has a separate side entry that leads down to an open floor plan living space. The kitchen and rec room are open to each other making living and dining possible here. The kitchen is complete with ample cabinetry above and below where the upper cabinets have a gloss finish and are full height. The bedroom is a great size and leads to the basement storage. The bath on this level is a 3pc with a tiled walk-in shower. The basement having its own laundry makes this part of the home fully independent. Outside, the backyard has both a deck and stone patio making outdoor dining easy. The rear gravel parking pad has alley access and on street parking is readily available at the front of the home too. The location of this home cannot be beat; steps away from the 64th Ave Calgary transit line making a commute to work and school easy. Hurry and book your showing at this incredible family home today!

Built in 1999

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2196081    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,411       |
| Acres          | 0.07        |
| Year Built     | 1999        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 43 Martindale Crescent Ne |
| Subdivision | Martindale                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 2W4                   |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 3                                    |
| Parking        | Alley Access, On Street, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Suite   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Rain Gutters   |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 12              |
| Zoning         | R-CG            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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