

**71 Martindale Close NE**  
**Calgary, Alberta**

**MLS # A2167042**



**\$589,888**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** N/A

This beautifully updated 4-bedroom Bungalow in Martindale offers plenty of space and comfort. With 3 bedrooms upstairs and 1 bedroom in the basement, along with an illegal suite and separate laundry for both levels, this home provides flexibility for extended family. The roof and siding were both replaced in 2020, ensuring years of low-maintenance living. The windows and doors, updated in 2018, enhance both energy efficiency and curb appeal. Inside, you’ll find hardwood and tiled floors, granite countertops, and a built-in stove and oven in the kitchen. The primary bedroom features a charming bay window that brightens the room with natural light. In the basement, you’ll enjoy the luxury of a sauna and a jetted tub. In the backyard you will a private hot tub room for relaxation. The furnace and hot water tank, replaced in 2017, ensure efficient heating. The oversized HEATED garage comes with a new door and opener, and outside, the exposed aggregate concrete provides a clean, low-maintenance exterior with no grass to maintain. The property includes two 4-piece bathrooms and new light fixtures throughout. Located close to all amenities—including schools, parks, shopping, and public transit—this home is move-in ready. Book your showing today!