

# \$499,900 - 32 Martindale Boulevard Ne, Calgary

MLS® #A2244154

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,005 sqft

Residential on 0.07 Acres

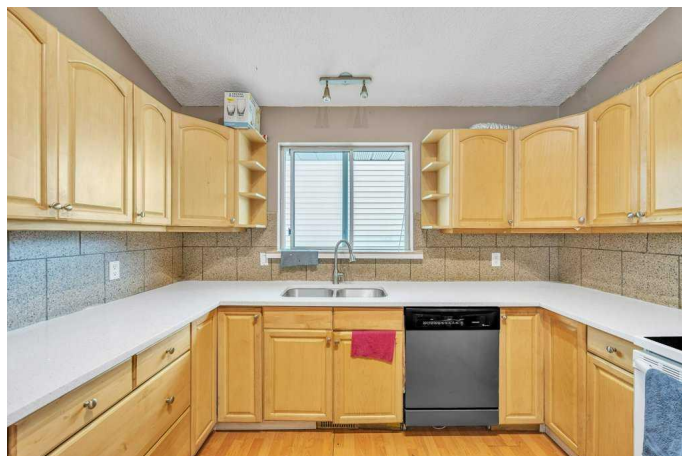
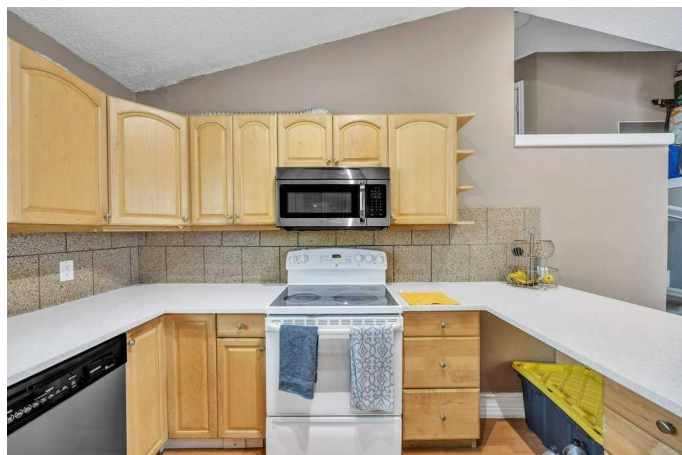
Martindale, Calgary, Alberta

Experience this recently renovated gem in the vibrant community of Martindale, offering nearly 1,900 sq ft of well-planned living space, including a fully developed basement with a separate entrance—perfect for rental income or multigenerational living. The main level features gleaming laminate flooring, a spacious living room, a dedicated dining area, and a private kitchen equipped with stainless steel appliances. Upstairs, you’ll find two generously sized bedrooms and a full bathroom. The recently updated illegal suite boasts a large kitchen, open dining and living areas, two bright bedrooms with large windows, a full bathroom, and its own laundry, with the added flexibility to install laundry on the main floor. Ideally located within walking distance to the Martindale LRT Station, Genesis Centre, schools, grocery stores, and parks, this home blends comfort, convenience, and excellent investment potential. Book your private tour today!

Built in 1990

## Essential Information

MLS® #	A2244154
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,005



Acres	0.07
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	32 Martindale Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3H3

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	1

Zoning

R-CG

Listing Details

Listing Office

PREP Realty

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