

# \$537,000 - 42 Martindale Boulevard Ne, Calgary

MLS® #A2237535

**\$537,000**

4 Bedroom, 4.00 Bathroom, 1,082 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

Location! Location! Location!

Welcome to this stunning 4-bedroom, 3.5-bathroom home with an illegal basement suite, located in the highly sought-after community of Martindale. Just steps from the Dashmesh Culture Centre, this home offers the perfect combination of comfort, space, and unbeatable convenience – ideal for families or investors. The main level features a bright and spacious living room with large windows that fill the space with natural light, as well as a convenient powder room. The modern kitchen is equipped with stainless steel appliances, newer cabinetry, quartz countertops, and is complemented by a dining area that opens onto a large wooden deck – perfect for family gatherings and outdoor enjoyment. Upstairs, you’ll find a generous primary bedroom with a 4-piece ensuite and walk-in closet, plus two additional bedrooms, another 4-piece main bathroom, and a stacked washer and dryer conveniently located on the same level. The basement is developed into a 1-bedroom illegal suite with a separate entrance, and laundry. Ideal for rental income or extended family. It includes a fully functional kitchen with quartz countertops and modern cabinetry, a cozy family area with a window, a 3-piece ensuite bathroom connected to the bedroom, and its own separate laundry. Additional highlights include hardwood flooring throughout all levels and stairs, modern light fixtures and pot lights, a fully fenced backyard with a wooden deck and a newer Carport in



the backyard is also included with the property . The home is located close to public transit, shopping plazas, schools, and is only a short walk to the Sikh temple. Donâ€™t miss this amazing opportunity to own a beautiful home in one of NE Calgaryâ€™s most desirable neighborhoods. Book for your showing Today .

Built in 1990

**Essential Information**

MLS® #	A2237535
Price	\$537,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,082
Acres	0.06
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	42 Martindale Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J3H3

**Amenities**

Parking Spaces	2
Parking	Alley Access, Carport, Off Street

**Interior**

Interior Features	No Animal Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	46
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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