# \$479,900 - 32 Martindale Boulevard Ne, Calgary

MLS® #A2267201

## \$479,900

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 entranceâ€"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'II 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 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® # A2267201 Price \$479,900

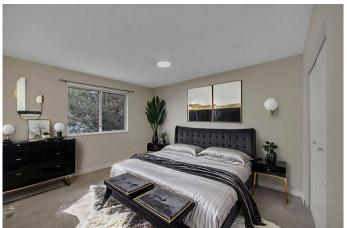
Bedrooms 4

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 Full

#### **Exterior**

Exterior Features None

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed October 27th, 2025

Days on Market 8

Zoning R-CG

## **Listing Details**

Listing Office PREP Realty

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