

# \$549,900 - 1134 Martindale Boulevard Ne, Calgary

MLS® #A2232465

**\$549,900**

5 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to 1134 Martindale Blvd NE, a fantastic opportunity in Calgary's vibrant and family-friendly Martindale community. This well-maintained home offers a total of 5 bedrooms and 2 bathrooms, with thoughtful updates throughout. The main floor features 3 spacious bedrooms and 1 full bathroom, while the basement hosts an illegal suite with 2 additional bedrooms, a full bathroom, and a separate side entrance—ideal for rental income or extended family living. Both the kitchen and bathrooms have been renovated, and the flooring has been updated, giving the home a fresh, modern feel. Currently, both levels are rented out, making this a turnkey investment property with reliable income, or a great opportunity to live on one floor and rent the other to help with your mortgage. A double detached garage at the back provides secure parking and added storage. Conveniently located near schools, parks, shopping, and the Martindale LRT station, this home offers a blend of comfort, style, and smart investment potential in one of NE Calgary's most accessible neighborhoods.

Built in 2000

## Essential Information

MLS® #                    A2232465

Price                      \$549,900

Bedrooms                5



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,000       |
| Acres          | 0.08        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1134 Martindale Boulevard Ne |
| Subdivision | Martindale                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 4A5                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance                                                           |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Central                                                                                          |
| Cooling           | None                                                                                                         |
| Has Basement      | Yes                                                                                                          |
| Basement          | Exterior Entry, Finished, Full                                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Rain Gutters                    |
| Lot Description   | Back Lane, Irregular Lot, Level |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 67              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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