

# \$499,800 - 32 Martindale Boulevard Ne, Calgary

MLS® #A2244154

**\$499,800**

4 Bedroom, 2.00 Bathroom, 1,005 sqft

Residential on 0.07 Acres

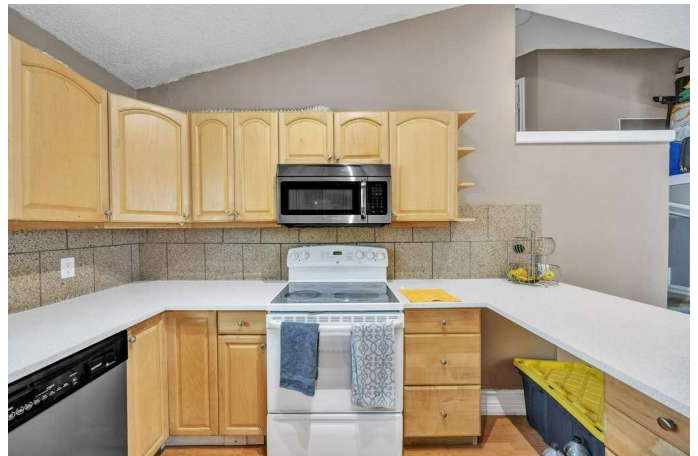
Martindale, Calgary, Alberta

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 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          | \$499,800 |
| 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 | 36              |

ZoningR-CG

Listing Details

Listing OfficePREP Realty

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