



**1134 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2279489



\$525,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,001 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: None

Welcome to this beautifully designed bi-level home located in the highly sought-after community of Martindale. Ideally situated, this property offers convenient access to schools, shopping centers, and public transit. The main level features three well-sized bedrooms, including a spacious primary bedroom with a walk-in closet, along with a full bathroom. The bright living room is enhanced by a large window that fills the space with natural light and flows seamlessly into the dining area. The main floor also boasts a newer, well-appointed kitchen offering both style and functionality. The basement (illegal suite) is equipped with both front access and a separate exterior entrance. It offers two bedrooms, a living area, a kitchen, and a full bathroom—ideal for extended family or mortgage helper potential. Laundry is shared and conveniently accessible from both the upper and lower levels. Completing the home is a double detached garage at the rear, along with ample street parking at the front. This property presents an excellent opportunity for homeowners and investors alike.