



**746 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2299223

\$669,000



Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,686 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: NA

Situated in the established community of Martindale, this residence offers an exceptional blend of convenience and long-term value. Ideally located within walking distance to the CTrain, transit routes, schools, parks, and shopping, the home provides outstanding accessibility in a family-oriented setting. The property features a fully developed basement with a secondary kitchen, offering excellent potential for rental income or multi-generational living. Multiple private entrances enhance flexibility and privacy between levels. Offering 5 bedrooms and 4 bathrooms, this home is well-suited for larger households or investors seeking strong income potential. The layout supports both comfortable owner occupancy and supplemental rental income. Rear lane access adds further value with additional parking and future development potential. A compelling opportunity for first-time buyers and investors in a highly accessible Northeast Calgary community.