



**61 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2307020



\$529,990

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

Exceptional Family Home in Prime Martindale Location Discover this stylish and well-maintained home in the heart of Martindale—perfectly suited for families and commuters alike. Thoughtfully updated, this property features a new roof on both the house and detached garage, offering long-term peace of mind. Boasting 4 bedrooms and 3.5 bathrooms, this home offers a functional and versatile layout designed for modern living. The main floor features a bright and airy open-concept design spacious living area, and a well-appointed kitchen overlooking the dining space—perfect for everyday living and entertaining. Large bay windows flood the home with natural light, creating a warm and inviting atmosphere. Additional highlights include main floor laundry, a convenient 2-piece bath, and new stainless steel appliances. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary retreat, along with a 4-piece main bathroom and an additional 3-piece bathroom. The basement is nearly complete, offering excellent income potential or extended family living. It includes 1 bedroom, 1 full bathroom, separate laundry, a walk-in closet, and finished drywall—just add a kitchen to create a Full. Step outside to enjoy a sunny deck, perfect for relaxing or entertaining, along with an insulated double detached garage equipped with 220V power—ideal for a workshop or EV charging. The property also features a paved back lane for added convenience. Located just steps from the Martindale C-Train Station, Genesis Centre, Dashmesh Culture Centre, and nearby K–9 and high schools, this home offers unbeatable access to amenities, transit, and community features. A fantastic opportunity for homeowners and investors alike—don’t miss out!

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