



GRASSROOTS
REALTY GROUP

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140 martindale Boulevard NE
Calgary, Alberta

MLS # A2312233



\$420,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,062 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard		

Heating:	Central, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	-

Inclusions: n/a

Handy Man Special , one of Calgary's most vibrant and culturally connected communities in the northeast, and a neighbourhood that truly feels like home for families rooted in this part of the city. Positioned directly across from the Dashmesh Culture Centre and steps from a bus stop, 140 Martindale Boulevard NE places you at the centre of a community built around family, faith, and convenience. This solid 2-storey detached home delivers 1,062 sq ft above grade with three bedrooms, two full bathrooms, and a fully finished basement — giving your family room to live, grow, and breathe. The main floor features a bright south-exposed living room, a dedicated dining area, and a functional kitchen with ceramic tile — a practical, comfortable layout for everyday family life. Upstairs, the primary bedroom is a genuine standout at an impressive 19 by 11 feet — the kind of restful, spacious retreat that busy families truly appreciate. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement adds another dimension to this home entirely. Whether your family needs a kids' playroom, a quiet home office, a dedicated prayer or meditation space, or a weekend entertainment room — the generous game room, den, and full bathroom give you all the flexibility to make it your own. Outside, a fully fenced backyard with a parking pad provides the privacy and practicality that Calgary families depend on, with back lane access adding everyday convenience. Minutes to the Genesis Centre, LRT, schools, shopping, and the temple. This home is vacant and move-in ready — with possession available June 1st, the transition for the next family is clean, simple, and stress-free.