# \$548,000 - 1149 Martindale Boulevard Ne, Calgary

MLS® #A2249822

## \$548,000

3 Bedroom, 3.00 Bathroom, 1,384 sqft Residential on 0.08 Acres

Martindale, Calgary, Alberta

Step inside this beautifully updated, well-kept, and move-in ready home in the heart of Martindale! Designed with modern comfort in mind, this property features brand-new luxury vinyl plank flooring throughout, brand-new sleek quartz countertops, a stylish new stainless steel hood vent, and fresh paint throughout. The wide-open floorplan is bright and inviting, with a spacious kitchen island that makes the perfect centerpiece for family gatherings and entertaining. Beyond the home, you'II love living in Martindale, a vibrant and welcoming community with excellent schools, parks, and playgrounds, plus easy access to two C-Train stations for a quick downtown commute. The nearby Genesis Centre offers year-round recreation, while the airport, Stoney Trail, and Deerfoot Trail are just minutes awayâ€"bringing both convenience and connection to your doorstep. With its modern upgrades, open-concept layout, and unbeatable location, this well-kept home is a must-see! Contact Cathy Tran for your private showing today 403-608-0805







Built in 2000

### **Essential Information**

MLS® # A2249822 Price \$548,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,384 Acres 0.08 Year Built 2000

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 1149 Martindale Boulevard Ne

Subdivision Martindale
City Calgary
County Calgary
Province Alberta
Postal Code T3J3Z9

## **Amenities**

Parking Spaces 3

Parking Off Street, Parking Pad

### Interior

Interior Features Breakfast Bar, Jetted Tub, Kitchen Island, No Smoking Home, Open

Floorplan, Pantry, Quartz Counters

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Unfinished, See Remarks

### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 20th, 2025

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Days on Market

Zoning R-CG

## **Listing Details**

Listing Office The Real Estate District

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