140 Martindale Boulevard NE

Calgary | Active | MLS® A2349572

$389,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1989**	**1,055 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Positioned directly across from the Dashmesh Culture Centre 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. 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 Dec 1, 2026 the transition for the next family is clean, simple, and stress-free.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349572
Bedrooms	3
Bathrooms	2
Year Built	1989
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,055 sq. ft.
Acreage:	No
Lot Area:	2,766 sq. ft.
Lot Frontage:	27'11"
Front Exposure:	South
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1989 (Age: 37)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8911853
Heating:	Central, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
City Quadrant:	Northeast
Community:	Martindale
Appliances:	Refrigerator, Stove(s), Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Entrance · 7'4" × 5'2" ·
Main Floor	Living Room · 14'4" × 11' ·
Main Floor	Kitchen · 9' × 7'2" ·
Main Floor	Porch - Enclosed · 6'10" × 3'6" ·
Main Floor	Dining Room · 11'9" × 9' ·
Upper Level	Bedroom - Primary · 19' × 11'9" ·
Upper Level	Bedroom · 10'5" × 10'3" ·
2nd Floor	Bedroom · 9'10" × 8'6" ·
Basement	Den · 8'8" × 8' ·
Basement	Game Room · 18' × 13' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Private Entrance, Private Yard, Rain Gutters
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/140-martindale-boulevard-ne-calgary-a2349572/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 24, 2026 at 06:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.