70 Martindale Boulevard NE

Calgary | Active | MLS® A2335095

$449,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1990**	**895.92 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Welcome to 70 Martindale Boulevard NE, a beautifully maintained 4-bedroom bi-level home in the heart of the highly sought-after Martindale community! NEW FURNACE 2021, NEW WATER TANK 2024. Step inside and fall in love with the bright, open layout designed for comfortable family living. The main floor features a welcoming living room with a large picture window, a spacious dining area, and a modern kitchen complete with stainless steel appliances. You'll also find a large primary bedroom with direct access to a private deck, a second bedroom, and a full 4-piece bathroom. Downstairs, the fully developed Legal basement suite is a perfect mortgage helper ready to rent or live in. Whether you're looking to live upstairs and rent downstairs or rent both suites for maximum return, this property offers incredible investment potential. Recent Updates: New Vinyl Siding (2021, Front Side) New Roof (2021). Located just minutes from McKnight Train Station, Bus Stops (#60 & #61), schools, Superstore, and local shops, everything you need is close at hand. PLUS, it's just steps away from Dashmesh Culture Centre (Sikh Temple). Don't miss out on this fantastic opportunity, perfect for first-time buyers or investors. Call your favorite REALTOR® today to schedule a private viewing!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335095
Bedrooms	4
Bathrooms	2
Year Built	1990
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	895.92 sq. ft.
Main Level Finished Area:	895.92 sq. ft.

Below Grade Finished Area:	823.65 sq. ft.
Acreage:	No
Lot Area:	2,766 sq. ft.
Lot Frontage:	0'
Front Exposure:	South
Levels:	Bi-Level
Total Rooms Above Grade:	5
Year built:	1990 (Age: 36)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9011520
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Wood
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Northeast
Community:	Martindale
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 9'11" × 8'6" ·
Main Floor	Dining Room · 13'1" × 9'5" ·
Main Floor	Kitchen · 9'6" × 9'1" ·
Main Floor	Living Room · 14'2" × 11'10" ·
Main Floor	Bedroom - Primary · 12'11" × 10'1" ·
Basement	Bedroom · 13'3" × 8'11" ·
Basement	Bedroom · 13'4" × 8'9" ·
Basement	Kitchen · 8'10" × 5'6" ·
Basement	Game Room · 17'10" × 13'3" ·
Basement	Furnace/Utility Room · 7'10" × 6' ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s), No Smoking Home, See Remarks
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/70-martindale-boulevard-ne-calgary-a2335095/

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

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