



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

42 Martindale Boulevard NE
Calgary, Alberta

MLS # A2237535



\$549,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,082 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Carport, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Carport

Location! Location! Location! Welcome to this stunning 4-bedroom, 3.5-bathroom home with an illegal basement suite, located in the highly sought-after community of Martindale. Just steps from the Dashmesh Culture Centre, this home offers the perfect combination of comfort, space, and unbeatable convenience — ideal for families or investors. The main level features a bright and spacious living room with large windows that fill the space with natural light, as well as a convenient powder room. The modern kitchen is equipped with stainless steel appliances, newer cabinetry, quartz countertops, and is complemented by a dining area that opens onto a large wooden deck — perfect for family gatherings and outdoor enjoyment. Upstairs, you’ll find a generous primary bedroom with a 4-piece ensuite and walk-in closet, plus two additional bedrooms, another 4-piece main bathroom, and a stacked washer and dryer conveniently located on the same level. The basement is developed into a 1-bedroom illegal suite with a separate entrance, and laundry. Ideal for rental income or extended family. It includes a fully functional kitchen with quartz countertops and modern cabinetry, a cozy family area with a window, a 3-piece ensuite bathroom connected to the bedroom, and its own separate laundry. Additional highlights include hardwood flooring throughout all levels and stairs, modern light fixtures and pot lights, a fully fenced backyard with a wooden deck and a newer Carport in the backyard is also included with the property. The home is located close to public transit, shopping plazas, schools, and is only a short walk to the Sikh temple. Don’t miss this amazing opportunity to own a beautiful home in one of NE Calgary’s most desirable neighborhoods. Book for your showing Today.

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