



GRASSROOTS
REALTY GROUP

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32 Martindale Boulevard NE
Calgary, Alberta

MLS # A2244154



\$499,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,005 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: NA

Experience this recently renovated gem in the vibrant community of Martindale, offering nearly 1,900 sq ft of well-planned living space, including a fully developed basement with a separate entrance—perfect for rental income or multigenerational living. The main level features gleaming laminate flooring, a spacious living room, a dedicated dining area, and a private kitchen equipped with stainless steel appliances. Upstairs, you’ll find two generously sized bedrooms and a full bathroom. The recently updated illegal suite boasts a large kitchen, open dining and living areas, two bright bedrooms with large windows, a full bathroom, and its own laundry, with the added flexibility to install laundry on the main floor. Ideally located within walking distance to the Martindale LRT Station, Genesis Centre, schools, grocery stores, and parks, this home blends comfort, convenience, and excellent investment potential. Book your private tour today!