



GRASSROOTS
REALTY GROUP

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1092 Martindale Boulevard NE
Calgary, Alberta

MLS # A2245055



\$549,999

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	839 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Wet Bar		
Inclusions:	2 Sheds, Security Cameras		

Welcome to 1092 Martindale Blvd NE – a beautifully maintained bi-level home that truly stands out for its cleanliness, care, and thoughtful updates. Step into a spacious and bright front entryway that sets the tone for the rest of the home. Just a few steps up, you’ll find a sunlit living room perfect for relaxing or entertaining. Adjacent is the updated kitchen featuring brand-new quartz countertops (2025) and a generous dining nook with sliding patio doors leading to the deck – ideal for summer BBQs. The primary bedroom boasts a walk-in closet and a convenient cheater door to the main bathroom, complete with a jacuzzi tub for your relaxation. The lower level offers a large third bedroom, another full bathroom with a new tub installed in 2025, and a massive family room with soundproof knockdown ceilings and new luxury vinyl plank (LVP) flooring throughout. This home also features a double detached insulated garage, is freshly painted, and sits on a corner lot facing a park. Additional recent updates include: • New roof (2025) • Siding (2021) • New kitchen appliances (2023) • New window blinds (2025) • New LVP flooring throughout the entire home (2025) Don’t miss your chance to own this rare gem in a family-friendly neighborhood – book your showing today!