



GRASSROOTS
REALTY GROUP

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**385 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2249276



\$479,900

Division:	Martindale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,001 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Vinyl Windows		

Inclusions: Basement fridge and dishwasher

Welcome to 385 Martindale BV NE. Newly renovated Bi-level half a duplex with 3 bedrooms on the main floor and 2-bedroom Illegal suite in the fully finished basement. Ideal for a large family, live up and rent down or super fantastic investment property. Recent renovations include new roof in 2021, new paint throughout, LVP flooring and quartz counters in 2025. Main floor offers large open plan kitchen and dining / living room, 3 large bedrooms, Master with sliding door to the rear deck and 4 pc bath. Lower level with large windows comes with large kitchen and living room, 2 bedrooms, 4 pc bath and common area laundry room. Fantastic location close to the Superstore, LRT station, Martin Crossing School and busses. Great property, book a viewing today.