



**GRASSROOTS**  
REALTY GROUP

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**1149 Martindale Boulevard NE**  
**Calgary, Alberta**

**MLS # A2249822**



**\$548,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Step inside this beautifully updated, well-kept, and move-in ready home in the heart of Martindale! Designed with modern comfort in mind, this property features brand-new luxury vinyl plank flooring throughout, brand-new sleek quartz countertops, a stylish new stainless steel hood vent, and fresh paint throughout. The wide-open floorplan is bright and inviting, with a spacious kitchen island that makes the perfect centerpiece for family gatherings and entertaining. Beyond the home, you'll love living in Martindale, a vibrant and welcoming community with excellent schools, parks, and playgrounds, plus easy access to two C-Train stations for a quick downtown commute. The nearby Genesis Centre offers year-round recreation, while the airport, Stoney Trail, and Deerfoot Trail are just minutes away—bringing both convenience and connection to your doorstep. With its modern upgrades, open-concept layout, and unbeatable location, this well-kept home is a must-see!