



GRASSROOTS
REALTY GROUP

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

**1092 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2256145



\$499,999

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, Corner Lot, Rectangular 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), Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 Sheds, Security Cameras

CORNER UNIT- 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!