



GRASSROOTS
REALTY GROUP

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223 Martindale Boulevard NE
Calgary, Alberta

MLS # A2264819



\$445,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,017 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, On Street, RV Access/Parking, RV Gated, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Gazebo, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: freezer in basement

Welcome to 223 Martindale Blvd NE, a beautifully maintained 3-bedroom, 2-bathroom home in one of Calgary's most vibrant and family-friendly communities. Pride of ownership shows throughout this home, featuring a comfortable layout with bright living spaces and a fully developed basement that offers extra room for family gatherings or a home office. This home is move-in ready with major updates completed in 2020, including a new roof, siding, eaves, gutters, and windows. Step inside to a bright and inviting open-concept living and dining area, perfect for gatherings and everyday living. The kitchen is warm and functional, offering plenty of natural light and easy access to your private backyard oasis. The backyard is a private retreat with a well-kept yard, patio space, garden, and room for RV parking. Conveniently located within walking distance to schools, parks, shopping, and the temple, with quick access to Stoney Trail and public transit. This home offers incredible value and comfort, perfect for first-time buyers or growing families looking to settle in a welcoming neighbourhood.