



GRASSROOTS
REALTY GROUP

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70 Martindale Boulevard NE
Calgary, Alberta

MLS # A2267016



\$549,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	896 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, See Remarks		

Inclusions: Washer, Dryer, Electrical stoves X 2, Microwave, Fridge X 2, Dishwasher, hood fan x 2, ceiling fan

Welcome to 70 Martindale Boulevard NE, a beautifully maintained 4-bedroom bi-level home in the heart of the highly sought-after Martindale community! NEW FURNACE 2021, NEW WATER TANK 2024. Step inside and fall in love with the bright, open layout designed for comfortable family living. The main floor features a welcoming living room with a large picture window, a spacious dining area, and a modern kitchen complete with stainless steel appliances. You'll also find a large primary bedroom with direct access to a private deck, a second bedroom, and a full 4-piece bathroom. Downstairs, the fully developed Legal basement suite is a perfect mortgage helper ready to rent or live in. Whether you're looking to live upstairs and rent downstairs or rent both suites for maximum return, this property offers incredible investment potential. Recent Updates: New Vinyl Siding (2021, Front Side) New Roof (2021). Located just minutes from McKnight Train Station, Bus Stops (#60 & #61), schools, Superstore, and local shops, everything you need is close at hand. PLUS, it's just steps away from Dashmesh Culture Centre (Sikh Temple). Don't miss out on this fantastic opportunity, perfect for first-time buyers or investors. Call your favorite REALTOR today to schedule a private viewing!!