



GRASSROOTS
REALTY GROUP

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24 Martindale Boulevard NE
Calgary, Alberta

MLS # A2271252



\$399,999

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,450 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed

Welcome to 24 Martindale Blvd NE, a great opportunity to own a 4-level split home in the desirable community of Martindale. This property is a fantastic opportunity for those looking to put their personal stamp on a home. This 4-level split offers a solid layout, ready for a buyer to bring their unique style and updates in a convenient NE Calgary location. The main floor features a bright and welcoming living room with large front windows, along with a functional kitchen and a cozy dining area. On the upper level, you'll find a full 4-piece bathroom, a comfortable bedroom, and a spacious primary bedroom offering plenty of room for future updating and personalization. The lower level provides a large recreation room, perfect for creating a family space, home office, hobby room, or media area. The basement level includes three unfinished rooms, offering excellent flexibility for storage, workshop space, or future development to increase the home's usable square footage. Outside, the property offers the backyard that is ready for your personal touch, ideal for a garden, patio setup, or cozy outdoor retreat. This home is located close to schools, parks, shopping, transit, and all the amenities Martindale is known for. With a solid layout and plenty of potential, this home is a fantastic opportunity for those ready to bring their vision to life. A separate side entrance unlocks the potential to develop the lower levels, creating a clear opportunity to add more rooms and significantly increase the living space.