



**13 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2302327



\$499,000

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,058 sq.ft. | Age: | 1989 (37 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Level, Private | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows | | |

Inclusions: LG all-in-one washer/dryer, (Basement) Refrigerator, (Basement) Electric Stove, (Basement) Hood Fan, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Welcome to this beautifully renovated detached home offering over 1,450 sq ft of developed living space, an exceptional opportunity that truly ticks all the boxes. From the moment you step inside, you'll be impressed by the stylish upgrades, seamless layout, and bright, inviting ambiance designed for modern living. Enjoy the sleek, contemporary feel of no carpet throughout, adding both elegance and easy maintenance. The upper level features three generously sized bedrooms, perfect for families, along with a well-appointed full bathroom. The fully developed basement illegal suite provides incredible versatility ideal for generating rental income, hosting guests, or creating a private retreat. Step outside to your oversized deck, an entertainer's dream—perfect for summer gatherings, weekend barbecues, or relaxing in your own outdoor oasis. The location is truly unbeatable within walking distance to the Train station, grocery stores, Sikh Temple and nearby amenities delivering unmatched convenience and a strong sense of community right at your doorstep. Whether you're looking for your dream home or a smart investment, this move-in-ready gem offers the perfect blend of style, comfort, and location.