



GRASSROOTS
REALTY GROUP

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

130 Martindale Boulevard NE
Calgary, Alberta

MLS # A2210303



\$655,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	892 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions:	n/a
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Welcome to 130 Martindale Blvd NE – A Corner-Lot Gem in a Vibrant Community! Located in the heart of the family-friendly Martindale neighbourhood, this beautifully updated 4-bedroom home offers incredible value and versatility. Sitting proudly on a corner lot, this property features 2 spacious bedrooms on the main floor and 2 additional bedrooms in the basement, perfect for larger families. Enjoy the convenience of full bathrooms on both levels and the bonus of an illegal suite – ideal for extended family. The home has been tastefully renovated, offering modern finishes while maintaining cozy charm throughout. Martindale is known for its excellent transit access, nearby schools, parks, and local amenities – making it one of Calgary's most sought-after northeast communities. Whether you're a first-time buyer or an investor, this property checks all the boxes. Don't miss out on this amazing opportunity!