

# \$520,000 - 250 Martindale Boulevard Ne, Calgary

MLS® #A2218103

**\$520,000**

4 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

Welcome to this greatly updated 4-bedroom, 2-bathroom fully detached home located in the heart of Martindale, in NE Calgary. With a spacious 1,023 sqft between the main and upper floors + an additional 1,023 sqft between the lower and basement levels, this 4-level split has room for your family. Perfectly positioned close to schools, public transportation, and other essential amenities, this home offers the ideal blend of comfort, convenience, and long-term value.

Step inside and enjoy peace of mind with a long list of recent upgrades, including windows and doors (2017), new shingles, durable vinyl siding, a double detached garage (2021), new furnace, and new hot water tank (2024)â€”everything has been thoughtfully upgraded for ease of maintenance. Inside, the fourth (basement) level is a blank canvas awaiting your personal touchâ€”ideal for a small home gym, or extra storage!

The fully fenced yard with rear lane access adds both privacy and practicality, while the double car detached garage allows for ample parking and the convenience of secured storage.

Whether you're a growing family or a first-time buyer, this well-maintained and centrally located home is ready to welcome you.

Don't miss outâ€”schedule your private



showing today!

Built in 1989

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218103      |
| Price          | \$520,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,023         |
| Acres          | 0.06          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 250 Martindale Boulevard Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 3C9                     |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Front Yard      |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 6             |
| Zoning         | R-CG          |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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