

# \$549,900 - 1134 Martindale Boulevard Ne, Calgary

MLS® #A2232465

**\$549,900**

5 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to 1134 Martindale Blvd NE, a fantastic opportunity in Calgary's vibrant and family-friendly Martindale community. This well-maintained home offers a total of 5 bedrooms and 2 bathrooms, with thoughtful updates throughout. The main floor features 3 spacious bedrooms and 1 full bathroom, while the basement hosts an illegal suite with 2 additional bedrooms, a full bathroom, and a separate side entrance—ideal for rental income or extended family living. Both the kitchen and bathrooms have been renovated, and the flooring has been updated, giving the home a fresh, modern feel. Currently, both levels are rented out, making this a turnkey investment property with reliable income, or a great opportunity to live on one floor and rent the other to help with your mortgage. A double detached garage at the back provides secure parking and added storage. Conveniently located near schools, parks, shopping, and the Martindale LRT station, this home offers a blend of comfort, style, and smart investment potential in one of NE Calgary's most accessible neighborhoods.



Built in 2000

## Essential Information

MLS® # A2232465

Price \$549,900

Bedrooms 5

Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1134 Martindale Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4A5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Central
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Lane, Irregular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	66
Zoning	R-CG

## **Listing Details**

Listing Office	URBAN-REALTY.ca
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