

\$589,900 - 349 Martindale Boulevard Ne, Calgary

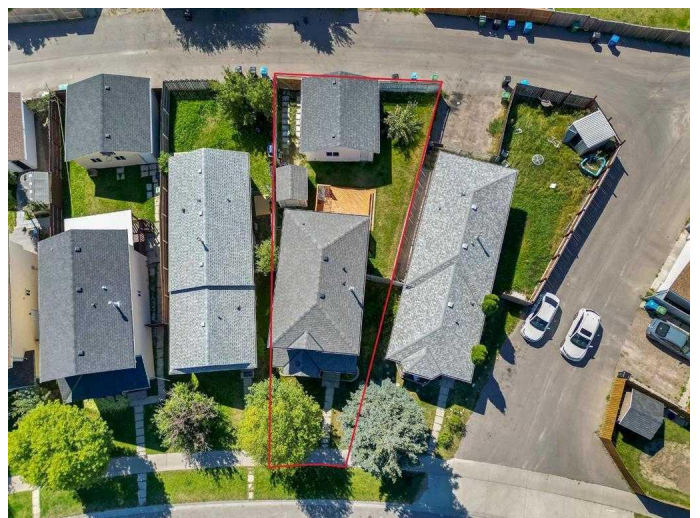
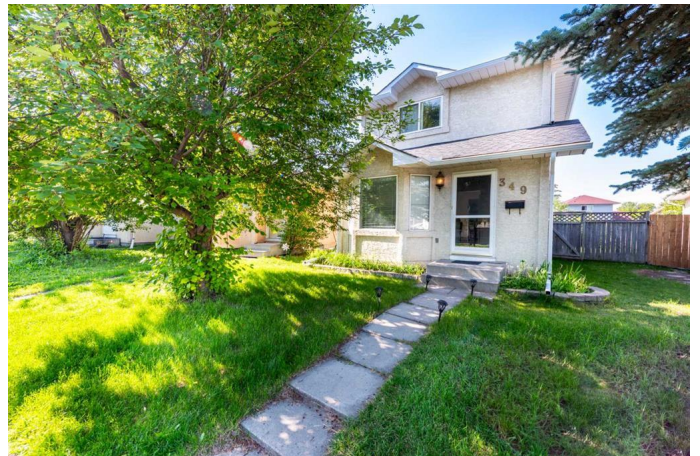
MLS® #A2245512

\$589,900

5 Bedroom, 3.00 Bathroom, 1,259 sqft
Residential on 0.09 Acres

Martindale, Calgary, Alberta

Your Perfect Starter Home or Investment Opportunity Awaits! Step into this beautifully cared-for, move-in ready home, designed for comfort, convenience, and lasting value – ideal for first-time buyers, growing families, or savvy investors looking for an Airbnb opportunity just minutes from the airport nestled in Martindale, one of the highly sought-after and convenient community. This charming property stands strong with durable stucco siding and a brand-new roof and gutter system (updated in January 2025) – offering both peace of mind and curb appeal. You'll enjoy ample parking with a detached double garage, RV parking, and extra street parking for two vehicles. Upon entrance, you're greeted by a bright and open main floor featuring a spacious living room and a dedicated dining area – perfect for hosting family dinners or casual get-togethers. The well-maintained kitchen offers plenty of storage, generous prep space and a cozy breakfast nook that captures natural light. Just off the kitchen, step out to your private deck – perfect for summer barbecues or morning coffee – overlooking a fenced backyard complete with a storage shed for your outdoor essentials. Upstairs, the home offers three generously sized bedrooms, including a large primary retreat and a full 3-piece bathroom – offering privacy and comfort for the whole family. The fully finished basement adds incredible value with two bedrooms and an attached 3-piece bathroom – a fantastic



setup for guests, extended family, a home office, or even a private gym or studio. Just a 10-minute walk to the LRT station nearest the hospital and a 2-minute walk to the bus stop, close to top-rated schools: Crossing Park School, Nelson Mandela High School, and Gobind Sarvar School, near Gurdwara and Islamic schools/centers, surrounded by grocery stores, parks, places of worship and family-friendly amenities. Whether you're buying to live in, rent, or host short-term stays, this home is a solid investment in one of Calgary's most connected communities. With modern updates, flexible living spaces, and an unbeatable location – this is a home you don't want to miss. Kindly book your private showing today and see for yourself why this one checks all the boxes.

Built in 1991

Essential Information

MLS® #	A2245512
Price	\$589,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.09
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	349 Martindale Boulevard Ne
Subdivision	Martindale
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3J 3L3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Level, Street Lighting, Paved, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	76
Zoning	R-CG

Listing Details

Listing Office	Prep Ultra
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.