

# \$679,000 - 698 Martindale Boulevard Ne, Calgary

MLS® #A2235764

**\$679,000**

5 Bedroom, 4.00 Bathroom, 1,757 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to this beautiful 2 storey house with Fully Developed Basement in the much desired community of Martindale | Walking distance to School | Separate Entry to Basement | Corner Lot | Attached Heated Garage | Air Conditioning | Rear Parking Pad | Incredible Location | Front Porch | Rear Deck | 5-Bedrooms | 3-Full Bathrooms | 1-Half Bathroom | Open & Functional Floor Plan | Natural Light | Luxury-Vinyl Flooring | 2,349 sqft of Developed Living Space On All Floors. The front door opens up to a foyer with closet storage. The main level has both an open and functional floor plan. The open living and dining room are spacious and inviting. The living room is centered with a electric fireplace. The dining room connects to the kitchen. The kitchen is finished with solid wood cabinets, laminate countertops, appliances and a pantry! The kitchen connects backs to the main foyer with a hallway that holds the interior garage door and a 2pc bathroom. Upstairs hold 4-bedrooms, 2-full bathrooms and a den. The spacious primary bedroom has a walk-in closet and private 4pc ensuite. The 3 additional upper level bedrooms are great sized each with closet space. The main 4pc bathroom has a tub/shower combo and storage under the sink. The den is multi-use; a home office, kids' playroom, or even overnight guests. Downstairs is a fully finished basement with one bedroom, washroom, separate laundry. Located just minutes to schools, parks, transit, shopping, airport and the



Genesis Centre, this home offers unmatched value, space to grow, and peace of mind with all the big-ticket items already taken care of. Do not miss this opportunity to own a versatile property with so much to offer!

Built in 1999

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235764    |
| Price          | \$679,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,757       |
| Acres          | 0.09        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 698 Martindale Boulevard Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | t3j 3w3                     |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Pantry, Separate Entrance, Walk-In Closet(s)                       |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Electric, Family Room   |
| Has Basement    | Yes                     |
| Basement        | Finished, Full, Suite   |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Lighting, Playground, Private Yard                                  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 1              |
| Zoning         | R-CG           |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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