

# \$550,000 - 1092 Martindale Boulevard Ne, Calgary

MLS® #A2245055

**\$550,000**

3 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

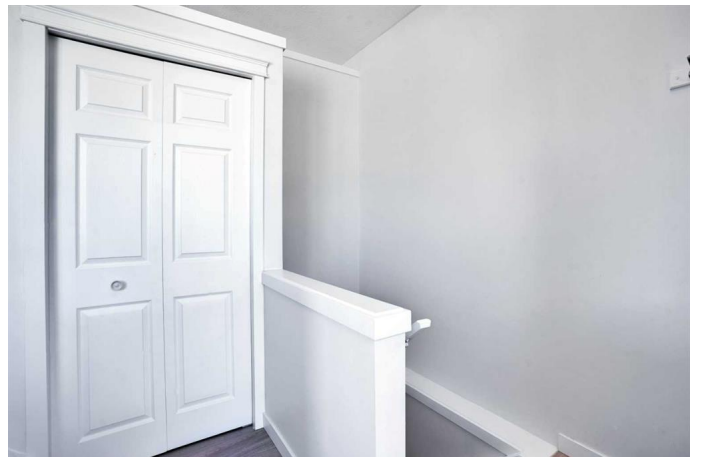
Welcome to 1092 Martindale Blvd NE – a beautifully maintained bi-level home that truly stands out for its cleanliness, care, and thoughtful updates.

Step into a spacious and bright front entryway that sets the tone for the rest of the home. Just a few steps up, you’ll find a sunlit living room perfect for relaxing or entertaining. Adjacent is the updated kitchen featuring brand-new quartz countertops (2025) and a generous dining nook with sliding patio doors leading to the deck – ideal for summer BBQs.

The primary bedroom boasts a walk-in closet and a convenient cheater door to the main bathroom, complete with a jacuzzi tub for your relaxation. The lower level offers a large third bedroom, another full bathroom with a new tub installed in 2025, and a massive family room with soundproof knockdown ceilings and new luxury vinyl plank (LVP) flooring throughout.

This home also features a double detached insulated garage, is freshly painted, and sits on a corner lot facing a park. Additional recent updates include:

- New roof (2025)
- Siding (2021)
- New kitchen appliances (2023)
- New window blinds (2025)
- New LVP flooring throughout the entire home (2025)



Donâ€™t miss your chance to own this rare gem in a family-friendly neighborhood â€” book yourÂ showingÂ today!

Built in 2000

**Essential Information**

MLS® #	A2245055
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	839
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	1092 Martindale Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4A2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Wet Bar, Bidet
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

	Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.