\$549,000 - 70 Martindale Boulevard Ne, Calgary

MLS® #A2267016

\$549,000

4 Bedroom, 2.00 Bathroom, 896 sqft Residential on 0.06 Acres

Martindale, Calgary, Alberta

Welcome to 70 Martindale Boulevard NE, a beautifully maintained 4-bedroom bi-level home in the heart of the highly sought-after Martindale community! NEW FURNACE 2021, NEW WATER TANK 2024. Step inside and fall in love with the bright, open layout designed for comfortable family living. The main floor features a welcoming living room with a large picture window, a spacious dining area, and a modern kitchen complete with stainless steel appliances. You'II also find a large primary bedroom with direct access to a private deck, a second bedroom, and a full 4-piece bathroom. Downstairs, the fully developed Legal basement suite is a perfect mortgage helper ready to rent or live in. Whether you're looking to live upstairs and rent downstairs or rent both suites for maximum return, this property offers incredible investment potential. Recent Updates: New Vinyl Siding (2021, Front Side) New Roof (2021). Located just minutes from McKnight Train Station, Bus Stops (#60 & #61), schools, Superstore, and local shops, everything you need is close at hand. PLUS, it's just steps away from Dashmesh Culture Centre (Sikh Temple). Don't miss out on this fantastic opportunity, perfect for first-time buyers or investors. Call your favorite REALTOR® today to schedule a private viewing!!







Built in 1990

Essential Information

MLS®# A2267016 Price \$549,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 896

Acres 0.06

Year Built 1990

Residential Type Sub-Type Detached Style Bi-Level Status Active

Community Information

Address 70 Martindale Boulevard Ne

Subdivision Martindale

City Calgary County Calgary Province Alberta

Postal Code T3J 3H3

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Ceiling Fan(s), No Smoking Home, See Remarks

Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Appliances

Forced Air Heating

Cooling None Has Basement Yes Full Basement

Exterior

Exterior Features Private Yard, Storage Back Lane, Back Yard Lot Description

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame Foundation Poured Concrete

Additional Information

Date Listed October 29th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office URBAN-REALTY.ca

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.