

# \$522,990 - 1149 Martindale Boulevard Ne, Calgary

MLS® #A2261783

**\$522,990**

3 Bedroom, 3.00 Bathroom, 1,384 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Step inside this beautifully updated, well-kept, and move-in ready home in the heart of Martindale! Designed with modern comfort in mind, this property features brand-new luxury vinyl plank flooring throughout, brand-new sleek quartz countertops, a stylish new stainless steel hood vent, and fresh paint throughout. The wide-open floorplan is bright and inviting, with a spacious kitchen island that makes the perfect centerpiece for family gatherings and entertaining. Beyond the home, youâ€™ll love living in Martindale, a vibrant and welcoming community with excellent schools, parks, and playgrounds, plus easy access to two C-Train stations for a quick downtown commute. The nearby Genesis Centre offers year-round recreation, while the airport, Stoney Trail, and Deerfoot Trail are just minutes awayâ€”bringing both convenience and connection to your doorstep. With its modern upgrades, open-concept layout, and unbeatable location, this well-kept home is a must-see!

Built in 2000

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2261783  |
| Price      | \$522,990 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,384       |
| Acres          | 0.08        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1149 Martindale Boulevard Ne |
| Subdivision | Martindale                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J3Z9                       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer                                             |
| Heating           | Forced Air                                                                                          |
| Cooling           | None                                                                                                |
| Has Basement      | Yes                                                                                                 |
| Basement          | Unfinished, See Remarks                                                                             |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 2nd, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 21   |
| Zoning         | R-CG |

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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