

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

MLS® #A2245512

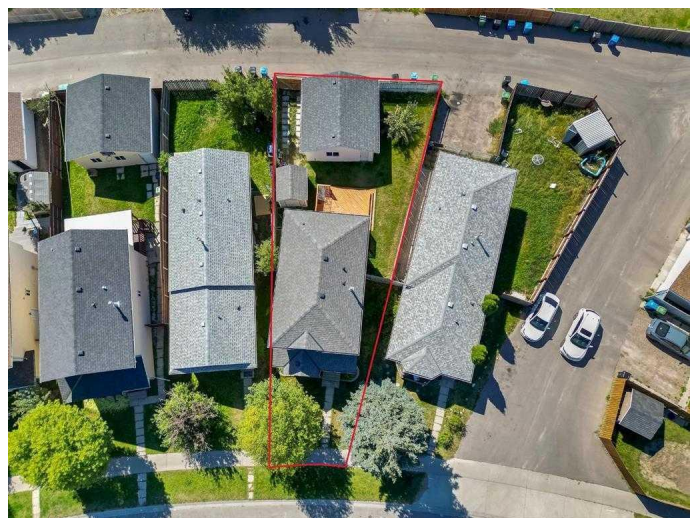
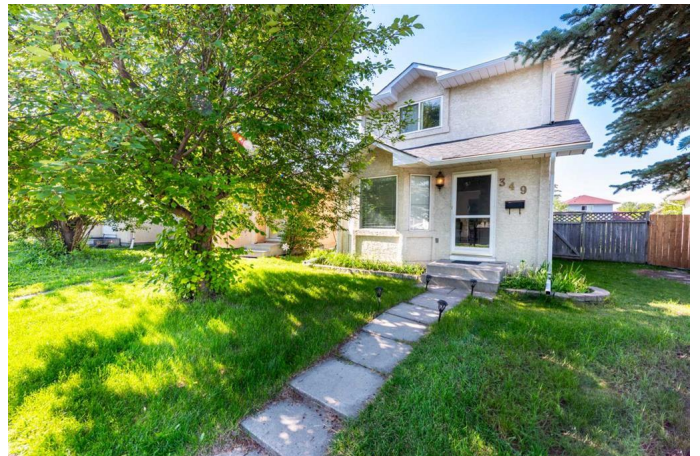
**\$589,900**

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'll be 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 | 75               |
| Zoning         | R-CG             |

### Listing Details

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

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