

# \$655,000 - 130 Martindale Boulevard Ne, Calgary

MLS® #A2210303

**\$655,000**

4 Bedroom, 2.00 Bathroom, 892 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to 130 Martindale Blvd NE – A Corner-Lot Gem in a Vibrant Community!

Located in the heart of the family-friendly Martindale neighbourhood, this beautifully updated 4-bedroom home offers incredible value and versatility. Sitting proudly on a corner lot, this property features 2 spacious bedrooms on the main floor and 2 additional bedrooms in the basement, perfect for larger families.

Enjoy the convenience of full bathrooms on both levels and the bonus of an illegal suite – ideal for extended family. The home has been tastefully renovated, offering modern finishes while maintaining cozy charm throughout.

Martindale is known for its excellent transit access, nearby schools, parks, and local amenities – making it one of Calgary's most sought-after northeast communities.

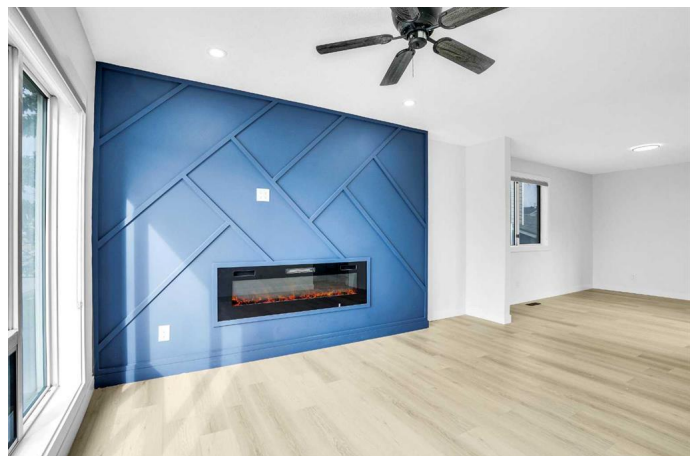
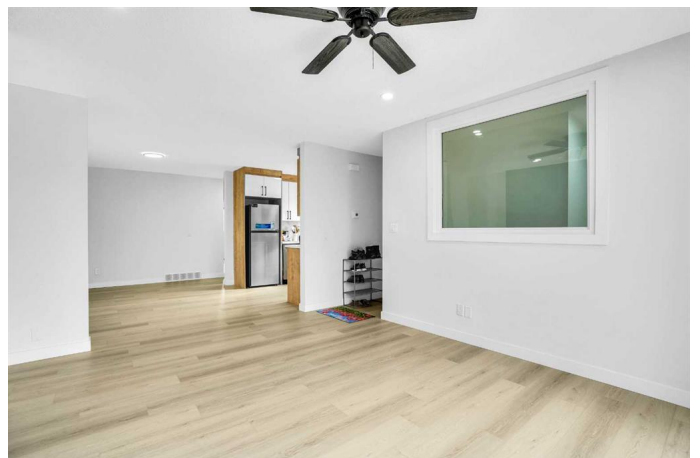
Whether you're a first-time buyer or an investor, this property checks all the boxes. Don't miss out on this amazing opportunity!

Built in 1989

## Essential Information

MLS® #

A2210303



|                |             |
|----------------|-------------|
| Price          | \$655,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 892         |
| Acres          | 0.08        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 130 Martindale Boulevard Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J2X5                      |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | No Animal Home                                      |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer |
| Heating           | Central                                             |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 1                                                   |
| Fireplaces        | Electric                                            |
| Has Basement      | Yes                                                 |
| Basement          | Finished, Full                                      |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 30               |
| Zoning         | R-CG             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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