

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

MLS® #A2245512

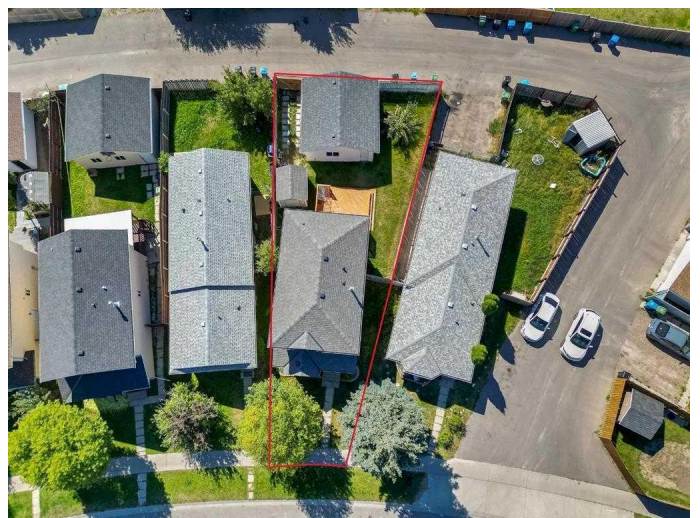
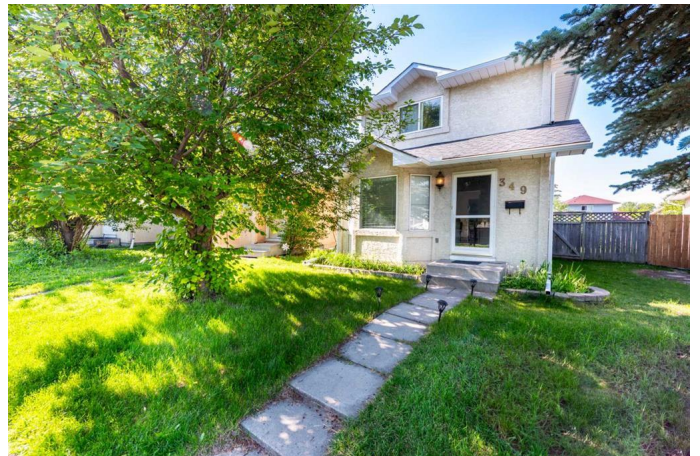
**\$589,900**

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're 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, Pie Shaped Lot, Street Lighting, Paved |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Stucco                                                                                                     |
| Foundation        | Poured Concrete                                                                                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 44               |
| Zoning         | R-CG             |

### Listing Details

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

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