

# \$488,000 - 270 Martindale Boulevard Ne, Calgary

MLS® #A2200464

**\$488,000**

4 Bedroom, 3.00 Bathroom, 1,221 sqft  
Residential on 0.06 Acres

Martindale, Calgary, Alberta

This fully developed single detached home is ideally located just steps away from public transit, offering ultimate convenience for commuters and easy access to the city center.

The home is move-in ready, showcasing spacious, open-plan living areas and thoughtful upgrades throughout. Featuring a great kitchen, bright living spaces, and generously sized bedrooms, this home provides the perfect blend of comfort, style, and functionality.

In addition to the beautiful interior, the property boasts a private, fully fenced backyard, ideal for outdoor relaxation and entertaining, as well as ample parking space. Situated in a highly desirable neighborhood, you're just minutes from shopping centers, schools, parks, and a wide range of other amenities, making daily life even more convenient.

This home is perfect for both families seeking room to grow and professionals who require quick access to public transportation. It offers a quiet, peaceful environment while still being close to everything you need. With its fantastic location and modern features, this home also presents an excellent investment opportunity with strong potential for long-term value growth.



Built in 1989

## Essential Information

MLS® #	A2200464
Price	\$488,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,221
Acres	0.06
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	270 Martindale Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3C8

## Amenities

Parking Spaces	2
Parking	Off Street, Parkade

## Interior

Interior Features	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Oven, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	26
Zoning	R-2

### **Listing Details**

Listing Office	eXp Realty
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