

\$549,000 - 70 Martindale Boulevard Ne, Calgary

MLS® #A2267016

\$549,000

4 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

Welcome to 70 Martindale Boulevard NE, a beautifully maintained 4-bedroom bi-level home in the heart of the highly sought-after Martindale community! NEW FURNACE 2021, NEW WATER TANK 2024. Step inside and fall in love with the bright, open layout designed for comfortable family living. The main floor features a welcoming living room with a large picture window, a spacious dining area, and a modern kitchen complete with stainless steel appliances. Youâ€™ll also find a large primary bedroom with direct access to a private deck, a second bedroom, and a full 4-piece bathroom. Downstairs, the fully developed Legal basement suite is a perfect mortgage helper ready to rent or live in. Whether youâ€™re looking to live upstairs and rent downstairs or rent both suites for maximum return, this property offers incredible investment potential. Recent Updates: New Vinyl Siding (2021, Front Side) New Roof (2021). Located just minutes from McKnight Train Station, Bus Stops (#60 & #61), schools, Superstore, and local shops, everything you need is close at hand. PLUS, itâ€™s just steps away from Dashmesh Culture Centre (Sikh Temple). Donâ€™t miss out on this fantastic opportunity, perfect for first-time buyers or investors. Call your favorite REALTOR® today to schedule a private viewing!!

Built in 1990



Essential Information

MLS® #	A2267016
Price	\$549,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.06
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	70 Martindale Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3H3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

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

Foundation Poured Concrete

Additional Information

Date Listed October 29th, 2025
Days on Market 5
Zoning R-CG

Listing Details

Listing Office URBAN-REALTY.ca

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