

# \$445,000 - 223 Martindale Boulevard Ne, Calgary

MLS® #A2264819

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,017 sqft

Single Family on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to 223 Martindale Blvd NE, a beautifully maintained 3-bedroom, 2-bathroom home in one of Calgary's most vibrant and family-friendly communities. Pride of ownership shows throughout this home, featuring a comfortable layout with bright living spaces and a fully developed basement that offers extra room for family gatherings or a home office. This home is move-in ready with major updates completed in 2020, including a new roof, siding, eaves, gutters, and windows. Step inside to a bright and inviting open-concept living and dining area, perfect for gatherings and everyday living. The kitchen is warm and functional, offering plenty of natural light and easy access to your private backyard oasis. The backyard is a private retreat with a well-kept yard, patio space, garden, and room for RV parking. Conveniently located within walking distance to schools, parks, shopping, and the temple, with quick access to Stoney Trail and public transit. This home offers incredible value and comfort, perfect for first-time buyers or growing families looking to settle in a welcoming neighbourhood. (id:6289)

Built in 1989

## Essential Information

Listing # A2264819

Price \$445,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,017         |
| Acres          | 0.08          |
| Year Built     | 1989          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 223 Martindale Boulevard Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J3B8                      |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Playground, Schools, Shopping                                                           |
| Features       | Back lane, PVC window, No neighbours behind, Closet Organizers, No Smoking Home, Gazebo |
| Parking Spaces | 1                                                                                       |
| Parking        | Other, RV, See Remarks, Street                                                          |

### Interior

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Microwave, Hood Fan, Washer & Dryer |
| Heating      | Natural gas Forced air                                        |
| Cooling      | None                                                          |
| # of Stories | 2                                                             |
| Has Basement | Yes                                                           |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Vinyl siding     |
| Exterior Features | Landscaped, Lawn |
| Construction      | Wood frame       |
| Foundation        | Poured Concrete  |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|



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