

\$549,900 - 1134 Martindale Boulevard Ne, Calgary

MLS® #A2232465

\$549,900

5 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to 1134 Martindale Blvd NE, a fantastic opportunity in Calgary's vibrant and family-friendly Martindale community. This well-maintained home offers a total of 5 bedrooms and 2 bathrooms, with thoughtful updates throughout. The main floor features 3 spacious bedrooms and 1 full bathroom, while the basement hosts an illegal suite with 2 additional bedrooms, a full bathroom, and a separate side entrance—ideal for rental income or extended family living. Both the kitchen and bathrooms have been renovated, and the flooring has been updated, giving the home a fresh, modern feel. Currently, both levels are rented out, making this a turnkey investment property with reliable income, or a great opportunity to live on one floor and rent the other to help with your mortgage. A double detached garage at the back provides secure parking and added storage. Conveniently located near schools, parks, shopping, and the Martindale LRT station, this home offers a blend of comfort, style, and smart investment potential in one of NE Calgary's most accessible neighborhoods.



Built in 2000

Essential Information

MLS® # A2232465

Price \$549,900

Bedrooms 5

Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1134 Martindale Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4A5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Central
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Irregular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	51
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.