

# \$544,900 - 42 Martindale Boulevard Ne, Calgary

MLS® #A2237535

**\$544,900**

4 Bedroom, 4.00 Bathroom, 1,082 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

Location! Location! Location!

Welcome to this stunning 4-bedroom, 3.5-bathroom home with an illegal basement suite, located in the highly sought-after community of Martindale. Just steps from the Dashmesh Culture Centre, this home offers the perfect combination of comfort, space, and unbeatable convenience – ideal for families or investors. The main level features a bright and spacious living room with large windows that fill the space with natural light, as well as a convenient powder room. The modern kitchen is equipped with stainless steel appliances, newer cabinetry, quartz countertops, and is complemented by a dining area that opens onto a large wooden deck – perfect for family gatherings and outdoor enjoyment. Upstairs, you’ll find a generous primary bedroom with a 4-piece ensuite and walk-in closet, plus two additional bedrooms, another 4-piece main bathroom, and a stacked washer and dryer conveniently located on the same level. The basement is developed into a 1-bedroom illegal suite with a separate entrance, and laundry. Ideal for rental income or extended family. It includes a fully functional kitchen with quartz countertops and modern cabinetry, a cozy family area with a window, a 3-piece ensuite bathroom connected to the bedroom, and its own separate laundry. Additional highlights include hardwood flooring throughout all levels and stairs, modern light fixtures and pot lights, a fully fenced backyard with a wooden deck and a newer Carport in



the backyard is also included with the property . The home is located close to public transit, shopping plazas, schools, and is only a short walk to the Sikh temple. Donâ€™t miss this amazing opportunity to own a beautiful home in one of NE Calgaryâ€™s most desirable neighborhoods. Book for your showing Today .

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237535    |
| Price          | \$544,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,082       |
| Acres          | 0.06        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 42 Martindale Boulevard Ne |
| Subdivision | Martindale                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J3H3                     |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Alley Access, Carport, Off Street |

**Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Suite                                                           |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | None                                           |
| Lot Description   | Back Lane, Back Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Brick, Vinyl Siding                            |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 42              |
| Zoning         | R-CG            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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