

\$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 | 55 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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