

# \$450,000 - 223 Martindale Boulevard Ne, Calgary

MLS® #A2252506

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

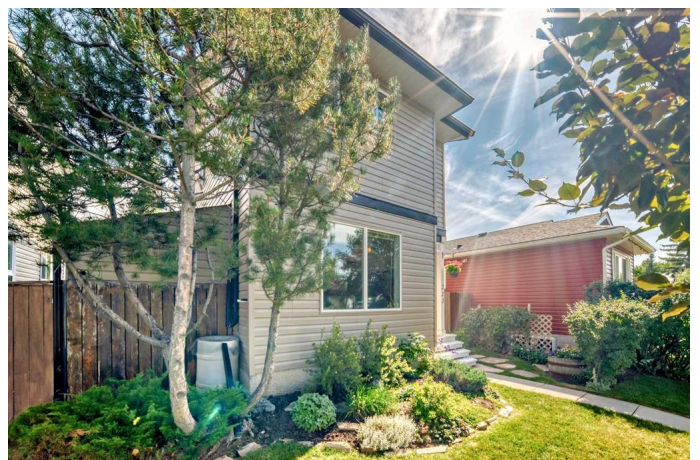
**\*\*Back on the market due to financing\*\***

Welcome to this charming family home in the heart of Martindale, proudly offered for sale by the original owners for the very first time! Pride of ownership shines throughout this well-loved property, which truly is a diamond in the rough. 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—an entertainer’s dream! Featuring a well-manicured lawn, vibrant garden, a spacious patio, and RV parking, this outdoor space provides the perfect setting for summer barbecues, family get-togethers, or simply relaxing in your own retreat.

Upstairs, you’ll find three comfortable bedrooms and a full bathroom, while the fully developed basement offers a generous rec room, another full bathroom, and a laundry area.

Located in a vibrant, family-friendly community, this home is close to schools, shopping, restaurants, parks, Stoney Trail, and public transit. Don’t miss your chance to own this beautifully cared-for home—book your private showing today!



Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252506    |
| Price          | \$450,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,017       |
| Acres          | 0.08        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

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

**Amenities**

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 1                                                               |
| Parking        | Off Street, On Street, RV Access/Parking, See Remarks, RV Gated |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Refrigerator                                           |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                      |
| Lot Description   | Back Lane, Back Yard, Few Trees, Gazebo, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                                  |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 21                |
| Zoning         | R-CG              |

## Listing Details

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

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.