

# \$589,900 - 353 Martindale Boulevard Ne, Calgary

MLS® #A2206101

## \$589,900

5 Bedroom, 2.00 Bathroom, 1,025 sqft  
Residential on 0.10 Acres

Martindale, Calgary, Alberta

Welcome to this rare bungalow in this neighbourhood with a massive corner lot and paved back and side alley. This home has 5 bedrooms, has been completely renovated with new flooring throughout, new plumbing, new bathrooms, new kitchen cabinetry, new quartz countertops, sinks, tile, fresh paint, new Stainless Steel appliances under warranty on both floors that have never even been used! This home has a 2 bedroom illegal suite with a private side entrance including a walk up deck, separate laundry, with designated parking in the back and lots of parking along the north side of fence for tenants. Big enough yard to build your custom garage or gardens. Located close to schools, parks, shopping, Dashmesh Culture Centre, and public transit, with quick access to major roads like Stoney Trail and McKnight Boulevard, this property is READY TO GO and a fantastic opportunity for new homeowners or investors.

Built in 1991

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2206101  |
| Price          | \$589,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,025     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 1991        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 353 Martindale Boulevard Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 3L3                     |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 48               |
| Zoning         | R-CG             |

**Listing Details**

Listing Office                      Coldwell Banker Mountain Central

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