

# \$445,000 - 223 Martindale Boulevard Ne, Calgary

MLS® #A2264819

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to 223 Martindale Blvd NE, a beautifully maintained 3-bedroom, 2-bathroom home in one of Calgary's most vibrant and family-friendly communities. Pride of ownership shows throughout this home, featuring a comfortable layout with bright living spaces and a fully developed basement that offers extra room for family gatherings or a home office. 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. The backyard is a private retreat with a well-kept yard, patio space, garden, and room for RV parking. Conveniently located within walking distance to schools, parks, shopping, and the temple, with quick access to Stoney Trail and public transit. This home offers incredible value and comfort, perfect for first-time buyers or growing families looking to settle in a welcoming neighbourhood.

Built in 1989



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264819    |
| Price          | \$445,000   |
| 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, RV Access/Parking, See Remarks, On Street, RV Gated |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer                 |
| 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, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Gazebo |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 18                 |
| Zoning         | R-CG               |

**Listing Details**

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

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