

**349 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2245512



\$589,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Level, Paved, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Your Perfect Starter Home or Investment Opportunity Awaits! Step into this beautifully cared-for, move-in ready home, designed for comfort, convenience, and lasting value — ideal for first-time buyers, growing families, or savvy investors looking for an Airbnb opportunity just minutes from the airport nestled in Martindale, one of the highly sought-after and convenient community. This charming property stands strong with durable stucco siding and a brand-new roof and gutter system (updated in January 2025) — offering both peace of mind and curb appeal. You'll enjoy ample parking with a detached double garage, RV parking, and extra street parking for two vehicles. Upon entrance, you're greeted by a bright and open main floor featuring a spacious living room and a dedicated dining area — perfect for hosting family dinners or casual get-togethers. The well-maintained kitchen offers plenty of storage, generous prep space and a cozy breakfast nook that captures natural light. Just off the kitchen, step out to your private deck — perfect for summer barbecues or morning coffee — overlooking a fenced backyard complete with a storage shed for your outdoor essentials. Upstairs, the home offers three generously sized bedrooms, including a large primary retreat and a full 3-piece bathroom — offering privacy and comfort for the whole family. The fully finished basement adds incredible value with two bedrooms and an attached 3-piece bathroom — a fantastic setup for guests, extended family, a home office, or even a private gym or studio. Just a 10-minute walk to the LRT station nearest the hospital and a 2-minute walk to the bus stop, close to top-rated schools: Crossing Park School, Nelson Mandela High School, and Gobind Sarvar School, near Gurdwara and Islamic schools/centers, surrounded by grocery

stores, parks, places of worship and family-friendly amenities. Whether you're buying to live in, rent, or host short-term stays, this home is a solid investment in one of Calgary's most connected communities. With modern updates, flexible living spaces, and an unbeatable location — this is a home you don't want to miss. Kindly book your private showing today and see for yourself why this one checks all the boxes.