

# \$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

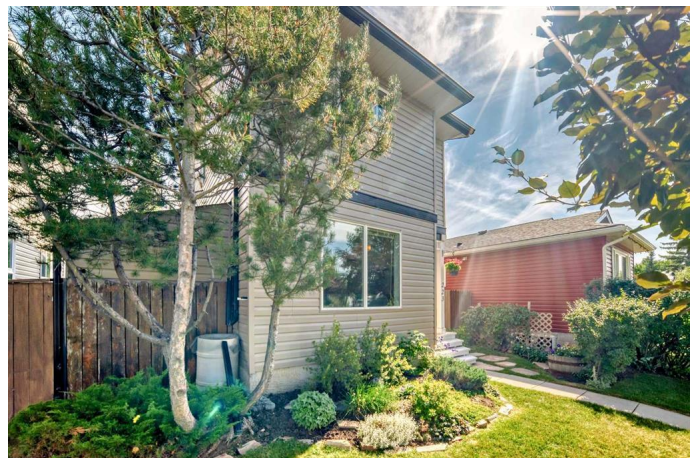
**\*\*Back on the market due to financing\*\***

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	22
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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