

247 Martindale Boulevard NE
Calgary, Alberta

MLS # A2196172



\$499,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,099 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: N/A

Welcome to 247 Martindale Blvd NE, a delightful detached home that offers comfort, convenience, and a perfect location in a family-friendly neighborhood. This charming property features 3 bedrooms, 1 full bath, and 1 half bath, making it an ideal space for families or those looking to settle into a cozy home. As you step inside, you'll be greeted by a warm and inviting living space that flows seamlessly into the dining area. The kitchen is designed for both functionality and style. One of the standout features of this home is the finished basement, offering additional living space that can be used as a recreation room, home office, or entertainment area. The basement also houses a washer and dryer. Outside, the property boasts a detached double car garage, providing secure parking and extra storage space. The backyard offers a private area perfect for outdoor activities, as well as extra storage nestled to the side of the property. Located in the heart of Martindale, this home is close to schools, parks, shopping, and public transportation, making it a prime location for easy living. Whether you're looking for a place to raise your family, or an investment opportunity, this property offers easy access to all essential amenities. Book your showing today!