

\$499,900 - 1260 Martindale Boulevard Ne, Calgary

MLS® #A2159964

\$499,900

3 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.09 Acres

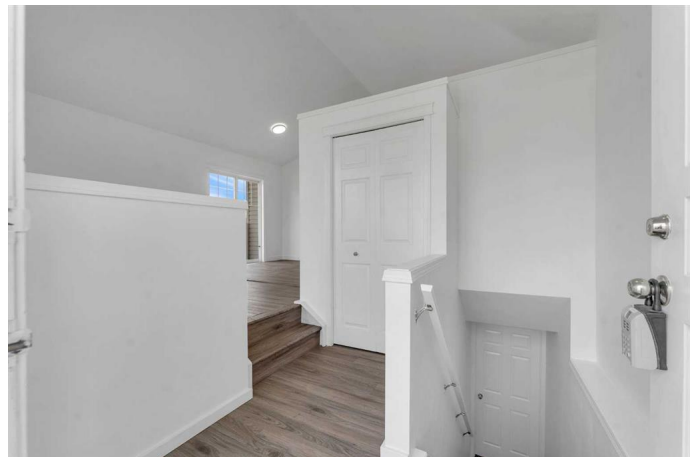
Martindale, Calgary, Alberta

Renovated | Bi-Level | Corner Lot | 3 BED +
1.5 BATH | South-facing backyard |
Well-Established Neighbourhood

Welcome to this beautifully renovated corner bi-level home, nestled in the highly regarded neighbourhood of Martindale. This charming residence offers 3 bedrooms and 1.5 bathrooms, all set on a desirable corner lot within walking distance of major amenities.

Step inside to discover brand-new flooring throughout the main level. The open-concept dining and living areas create a warm and inviting space, while the kitchen, positioned discreetly to the side, combines convenience with privacy. A side door in the dining room opens to a deck, perfect for entertaining and family gatherings. Down the hallway, you'll find a 4-piece bathroom with ample storage. The primary bedroom, located at the back of the house, offers a walk-in closet, direct access to the deck, and a luxurious sense of comfort. An additional generously-sized bedroom on this floor also includes a closet, enhancing the home's practicality.

Descend to the partially finished basement, where a generous living area awaits, offering the potential to add an additional bedroom if desired. This level includes a sizeable bedroom with a large window. For added convenience, there's a half bathroom and laundry area in the basement. Outside, you'll



find a spacious backyard, a parking pad, and a shed for storage.

Don't miss the opportunity to make this stunning house your forever home. Schedule a showing today!

Built in 2000

Essential Information

MLS® #	A2159964
Price	\$499,900
Sold Price	\$499,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	836
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1260 Martindale Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Z8

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Closet Organizers, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 4th, 2024
Days on Market	12
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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