

# \$515,000 - 278 Martindale Boulevard Ne, Calgary

MLS® #A2173564

**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,278 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

If you've been searching for a well-maintained, move-in ready home with room to add your own touches, 278 Martindale Boulevard checks all the boxes. Perfectly situated on a spacious corner lot, this 3-bedroom 1.5-bathroom property offers 1,894 square feet of total living space—ideal for first-time buyers or anyone looking to put down roots in Martindale. Step inside and you'll find a home that's ready to embrace your lifestyle. The main level provides a welcoming open space for everyday living, with a well sized living room and dining room. Your new kitchen features an updated stainless steel dishwasher and electric range, with plenty of oak cabinetry and storage space. Your kitchen also includes a great space to build in a breakfast nook, or set up a table for an eat in kitchen. Your upper level feels refreshed with newer carpets and three well sized bedrooms ensure your family can find comfort and privacy. Downstairs you'll find a huge rec room full of potential! Whether you envision a cozy home theatre, a hobby space, or a play area for the kids, the bonus room gives you the flexibility to make it your own. When summer rolls around, the backyard becomes your private retreat. Imagine hosting weekend BBQs on the large deck, with plenty of yard space left over for the kids to run around or even for a future garage. This home features a newer Hot Water Tank (2022) and recently done roof shingles (2018) giving you additional peace of mind. And talk about a great location!



Within a 13-minute walk from the LRT Station, commuting is a breeze. Families will love the nearby parks and schools, while frequent travellers or those working in aviation will appreciate the quick access to the Calgary International Airport.

This home has everything you need now, with room to grow in the future. Schedule your private viewing and see the potential for yourself.

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2173564    |
| Price          | \$515,000   |
| Sold Price     | \$500,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,278       |
| Acres          | 0.09        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 278 Martindale Boulevard Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 3C8                     |

**Amenities**

|         |                               |
|---------|-------------------------------|
| Parking | Off Street, RV Access/Parking |
|---------|-------------------------------|

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s)  |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Range Hood, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Corner Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2024 |
| Date Sold      | October 29th, 2024 |
| Days on Market | 11                 |
| Zoning         | R-CG               |
| HOA Fees       | 0.00               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

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