

# \$475,000 - 465 Martindale Boulevard Ne, Calgary

MLS® #A2181462

## \$475,000

3 Bedroom, 1.00 Bathroom, 783 sqft  
Residential on 0.08 Acres

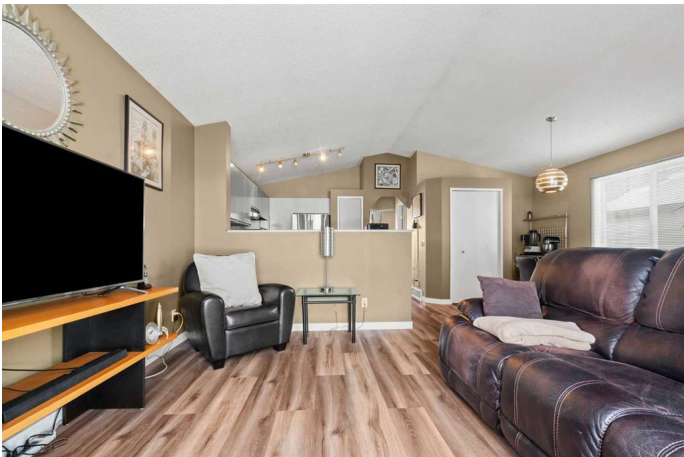
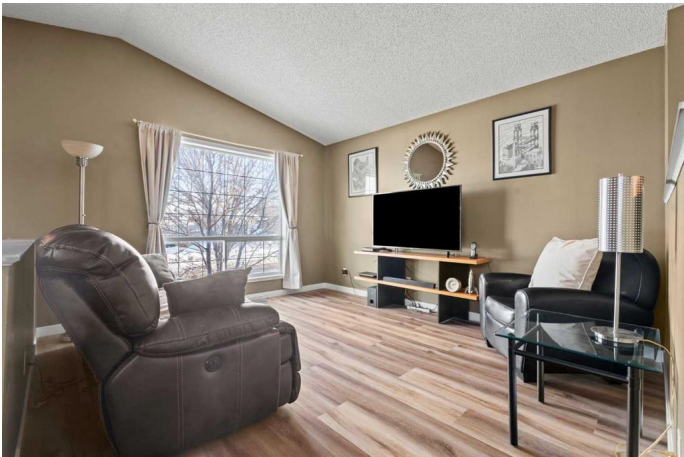
Martindale, Calgary, Alberta

465 Martindale Blvd NE - Cozy & Convenient Living. This charming 2+1 bedroom home offers the perfect combination of comfort and convenience. With its vaulted ceilings, the space feels bright and open, creating a welcoming atmosphere. The property boasts a double detached garage, ideal for storage or parking, and a 3-year-old roof, ensuring peace of mind for years to come. Located in the heart of Martindale, this home is close to schools, shopping, and public transportation, making it ideal for families and commuters alike. Enjoy being just minutes from Cross Iron Mall and the Calgary International Airport, perfect for shopping and travel needs. Whether you're a first-time buyer or looking to downsize, this home is a must-see!

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2181462    |
| Price          | \$475,000   |
| Sold Price     | \$462,500   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 783         |
| Acres          | 0.08        |
| Year Built     | 1996        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Sold     |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 465 Martindale Boulevard Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 3M8                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vaulted Ceiling(s), Natural Woodwork                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Partially Finished                                                                                 |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 29th, 2024 |
| Date Sold      | December 2nd, 2024  |
| Days on Market | 3                   |
| Zoning         | R-CG                |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office                      Greater Property Group

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