

**250 Martindale Boulevard NE**  
**Calgary, Alberta**

**MLS # A2218103**



**\$520,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

Welcome to this greatly updated 4-bedroom, 2-bathroom fully detached home located in the heart of Martindale, in NE Calgary. With a spacious 1,023 sqft between the main and upper floors + an additional 1,023 sqft between the lower and basement levels, this 4-level split has room for your family. Perfectly positioned close to schools, public transportation, and other essential amenities, this home offers the ideal blend of comfort, convenience, and long-term value. Step inside and enjoy peace of mind with a long list of recent upgrades, including windows and doors (2017), new shingles, durable vinyl siding, a double detached garage (2021), new furnace, and new hot water tank (2024)—everything has been thoughtfully upgraded for ease of maintenance. Inside, the fourth (basement) level is a blank canvas awaiting your personal touch—ideal for a small home gym, or extra storage! The fully fenced yard with rear lane access adds both privacy and practicality, while the double car detached garage allows for ample parking and the convenience of secured storage. Whether you're a growing family or a first-time buyer, this well-maintained and centrally located home is ready to welcome you. Don't miss out—schedule your private showing today!