



## 247 Martindale Boulevard Calgary Alberta

\$535,000

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! (id:6769)

Primary Bedroom 8.83 Ft x 8.92 Ft  
Bedroom 8.83 Ft x 9.00 Ft  
Bedroom 8.83 Ft x 8.92 Ft  
4pc Bathroom 7.50 Ft x 4.92 Ft  
Recreational, Games room 10.75 Ft x 9.75 Ft  
Den 7.75 Ft x 8.92 Ft  
Laundry room 14.83 Ft x 7.50 Ft

Furnace 6.75 Ft x 5.92 Ft  
Other 4.00 Ft x 4.08 Ft  
Living room 11.92 Ft x 12.75 Ft  
Dining room 7.83 Ft x 11.00 Ft  
Kitchen 11.42 Ft x 9.92 Ft  
2pc Bathroom 7.83 Ft x 3.42 Ft  
Pantry 2.08 Ft x 1.92 Ft

Listing Presented By:



Originally Listed by:  
2% Realty



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