



## 1134 Martindale Boulevard Calgary Alberta

\$560,000

Welcome to 1134 Martindale Blvd NE, a fantastic opportunity in Calgary's vibrant and family-friendly Martindale community. This well-maintained home offers a total of 5 bedrooms and 2 bathrooms, with thoughtful updates throughout. The main floor features 3 spacious bedrooms and 1 full bathroom, while the basement hosts an illegal suite with 2 additional bedrooms, a full bathroom, and a separate side entrance--ideal for rental income or extended family living. Both the kitchen and bathrooms have been renovated, and the flooring has been updated, giving the home a fresh, modern feel. Currently, both levels are rented out, making this a turnkey investment property with reliable income, or a great opportunity to live on one floor and rent the other to help with your mortgage. A double detached garage at the back provides secure parking and added storage. Conveniently located near schools, parks, shopping, and the Martindale LRT station, this home offers a blend of comfort, style, and smart investment potential in one of NE Calgary's most accessible neighborhoods. (id:6769)

Bedroom 8.92 Ft x 11.00 Ft  
Bedroom 8.92 Ft x 10.67 Ft  
4pc Bathroom 8.08 Ft x 7.42 Ft  
Other 10.42 Ft x 21.58 Ft  
Furnace 8.42 Ft x 5.75 Ft  
Laundry room 6.83 Ft x 8.83 Ft  
Kitchen 11.25 Ft x 17.42 Ft  
Foyer 7.17 Ft x 6.67 Ft

Living room 15.00 Ft x 13.42 Ft  
Dining room 12.58 Ft x 8.00 Ft  
Kitchen 8.42 Ft x 10.92 Ft  
Primary Bedroom 13.08 Ft x 12.00 Ft  
Bedroom 8.92 Ft x 10.75 Ft  
Bedroom 8.42 Ft x 8.83 Ft  
4pc Bathroom 10.00 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca