



42 Martindale Boulevard Calgary Alberta

\$537,000

Location! Location! Location! Welcome to this stunning 4-bedroom, 3.5-bathroom home with an illegal basement suite, located in the highly sought-after community of Martindale. Just steps from the Dashmesh Culture Centre, this home offers the perfect combination of comfort, space, and unbeatable convenience -- ideal for families or investors. The main level features a bright and spacious living room with large windows that fill the space with natural light, as well as a convenient powder room. The modern kitchen is equipped with stainless steel appliances, newer cabinetry, quartz countertops, and is complemented by a dining area that opens onto a large wooden deck -- perfect for family gatherings and outdoor enjoyment. Upstairs, you'll find a generous primary bedroom with a 4-piece ensuite and walk-in closet, plus two additional bedrooms, another 4-piece main bathroom, and a stacked washer and dryer conveniently located on the same level. The basement is developed into a 1-bedroom illegal suite with a separate entrance, and laundry. Ideal for rental income or extended family. It includes a fully functional kitchen with quartz countertops and modern cabinetry, a cozy family area with a window, a 3-piece ensuite bathroom connected to the bedroom, and its own separate laundry. Additional highlights include hardwood flooring throughout all levels and stairs, modern light fixtures and pot lights, a fully fenced backyard with a wooden deck and a newer Carport in the backyard is also included with the property. The home is located close to public transit, shopping plazas, schools, and is only a short walk to the Sikh temple. Don't miss this amazing opportunity to own a beautiful home in one of NE Calgary's most desirable neighborhoods. Book for your showing Today. (id:6769)

Bedroom 8.42 Ft x 10.50 Ft
Bedroom 8.17 Ft x 10.17 Ft
Laundry room 2.75 Ft x 3.00 Ft
4pc Bathroom 4.92 Ft x 8.50 Ft
Primary Bedroom 10.00 Ft x 11.25 Ft
4pc Bathroom 5.25 Ft x 7.83 Ft
Bedroom 7.08 Ft x 10.42 Ft

Kitchen 10.42 Ft x 7.92 Ft
Furnace 5.00 Ft x 8.42 Ft
Storage 7.58 Ft x 6.75 Ft
Other 5.67 Ft x 4.00 Ft
2pc Bathroom 2.25 Ft x 5.92 Ft
Living room 12.67 Ft x 16.92 Ft
Dining room 7.83 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

<https://eliterealestateteam.ca/>



Real Estate Professionals Inc.

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

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

3pc Bathroom 5.25 Ft x 4.67 Ft

Kitchen 7.33 Ft x 8.17 Ft

Family room 11.08 Ft x 8.58 Ft