



## 32 Martindale Boulevard Calgary Alberta

\$464,900

Experience this recently renovated gem in the vibrant community of Martindale, offering nearly 1,900 sq ft of well-planned living space, including a fully developed basement with a separate entrance—perfect for rental income or multigenerational living. The main level features gleaming laminate flooring, a spacious living room, a dedicated dining area, and a private kitchen equipped with stainless steel appliances. Upstairs, you'll find two generously sized bedrooms and a full bathroom. The recently updated illegal suite boasts a large kitchen, open dining and living areas, two bright bedrooms with large windows, a full bathroom, and its own laundry, with the added flexibility laundry on the main floor. Ideally located within walking distance to the Martindale LRT Station, Genesis Centre, schools, grocery stores, and parks, this home blends comfort, convenience, and excellent investment potential. Book your private tour today! (id:6769)

Primary Bedroom 12.66 Ft x 11.52 Ft

Bedroom 9.15 Ft x 9.25 Ft

Bedroom 9.83 Ft x 9.75 Ft

Bedroom 10.00 Ft x 9.58 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Furnace 6.25 Ft x 6.00 Ft

Living room 20.00 Ft x 8.42 Ft

Kitchen 13.25 Ft x 8.00 Ft

Living room 13.00 Ft x 14.07 Ft

Dining room 6.50 Ft x 10.01 Ft

Kitchen 8.66 Ft x 11.00 Ft

Laundry room 2.67 Ft x 4.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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