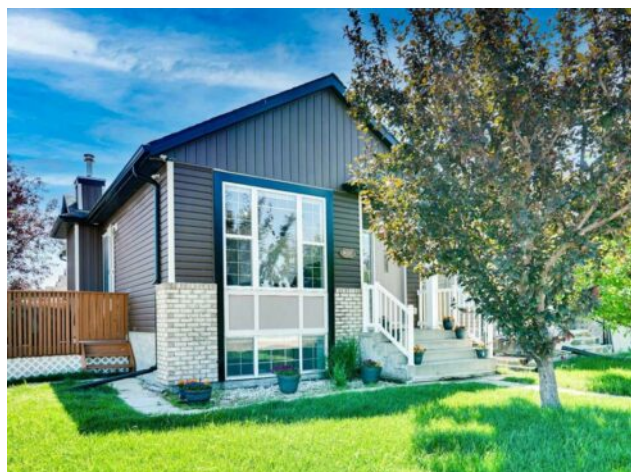


**1092 Martindale Boulevard NE  
Calgary, Alberta**

**MLS # A2245055**



# \$549,999

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	2 Sheds, Security Cameras		

Welcome to 1092 Martindale Blvd NE — a beautifully maintained bi-level home that truly stands out for its cleanliness, care, and thoughtful updates. Step into a spacious and bright front entryway that sets the tone for the rest of the home. Just a few steps up, you’ll find a sunlit living room perfect for relaxing or entertaining. Adjacent is the updated kitchen featuring brand-new quartz countertops (2025) and a generous dining nook with sliding patio doors leading to the deck — ideal for summer BBQs. The primary bedroom boasts a walk-in closet and a convenient cheater door to the main bathroom, complete with a jacuzzi tub for your relaxation. The lower level offers a large third bedroom, another full bathroom with a new tub installed in 2025, and a massive family room with soundproof knockdown ceilings and new luxury vinyl plank (LVP) flooring throughout. This home also features a double detached insulated garage, is freshly painted, and sits on a corner lot facing a park. Additional recent updates include: • New roof (2025) • Siding (2021) • New kitchen appliances (2023) • New window blinds (2025) • New LVP flooring throughout the entire home (2025) Don’t miss your chance to own this rare gem in a family-friendly neighborhood — book your&nbsp;showing&nbsp;today!