

# \$479,900 - 385 Martindale Boulevard Ne, Calgary

MLS® #A2249276

**\$479,900**

5 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome to 385 Martindale BV NE. Newly renovated Bi-level half a duplex with 3 bedrooms on the main floor and 2-bedroom Illegal suite in the fully finished basement. Ideal for a large family, live up and rent down or super fantastic investment property. Recent renovations include new roof in 2021, new paint throughout, LVP flooring and quartz counters in 2025. Main floor offers large open plan kitchen and dining / living room, 3 large bedrooms, Master with sliding door to the rear deck and 4 pc bath. Lower level with large windows comes with large kitchen and living room, 2 bedrooms, 4 pc bath and common area laundry room. Fantastic location close to the Superstore, LRT station, Martin Crossing School and busses. Great property, book a viewing today.

Built in 1991

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249276    |
| Price          | \$479,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,001       |
| Acres          | 0.07        |
| Year Built     | 1991        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 385 Martindale Boulevard Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 3L3                     |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Parking Pad, Rear Drive |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Pantry, Quartz Counters, Vinyl Windows                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Mid Efficiency                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full, Suite                                                                 |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stucco, Wood Frame                                      |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 12                |
| Zoning         | R-CG              |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | IQ Real Estate Inc. |
|----------------|---------------------|

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