

# \$550,000 - 1092 Martindale Boulevard Ne, Calgary

MLS® #A2245055

**\$550,000**

3 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

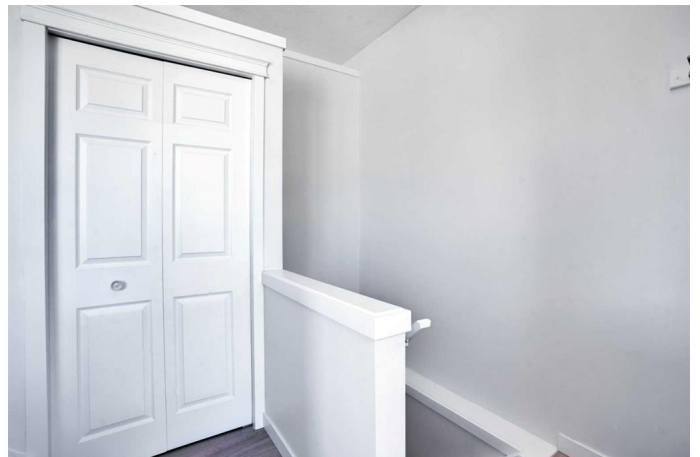
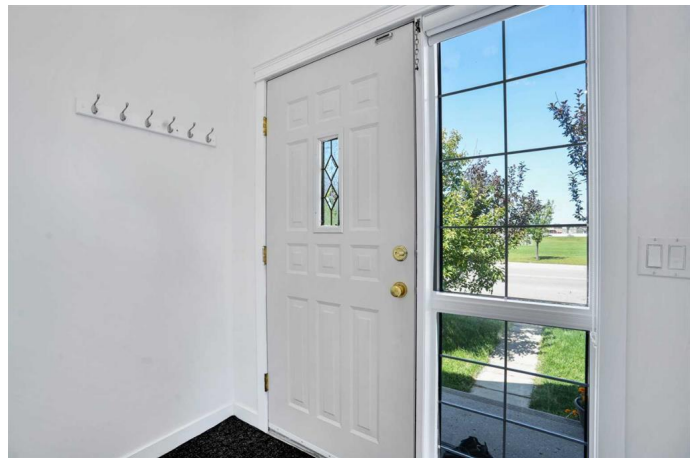
Welcome to 1092 Martindale Blvd NE – a beautifully maintained bi-level home that truly stands out for its cleanliness, care, and thoughtful updates.

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)



Donâ€™t miss your chance to own this rare gem in a family-friendly neighborhood â€” book yourÂ showingÂ today!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245055    |
| Price          | \$550,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 839         |
| Acres          | 0.08        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1092 Martindale Boulevard Ne |
| Subdivision | Martindale                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 4A2                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Wet Bar, Bidet |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,                                                                                |

|              |                |
|--------------|----------------|
|              | Washer/Dryer   |
| Heating      | Forced Air     |
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 7               |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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