

# \$500,000 - 1092 Martindale Boulevard Ne, Calgary

MLS® #A2256145

**\$500,000**

3 Bedroom, 2.00 Bathroom, 839 sqft

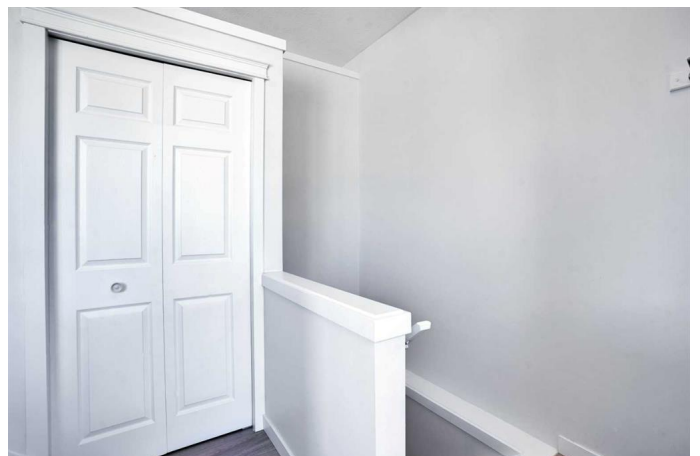
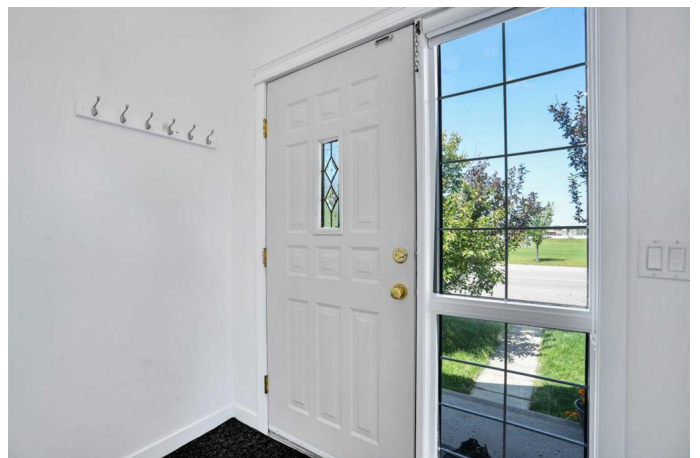
Residential on 0.08 Acres

Martindale, Calgary, Alberta

CORNER UNIT- 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 showing today!

Built in 2000

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2256145    |
| Price          | \$500,000   |
| 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 | Bidet, Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer                                                            |
| Heating           | Forced Air                                                                                                                         |
| Cooling           | None                                                                                                                               |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Corner Lot, Rectangular Lot |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-CG                 |

**Listing Details**

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

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