

\$445,000 - 223 Martindale Boulevard Ne, Calgary

MLS® #A2264819

\$445,000

3 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to 223 Martindale Blvd NE, a beautifully maintained 3-bedroom, 2-bathroom home in one of Calgary's most vibrant and family-friendly communities. Pride of ownership shows throughout this home, featuring a comfortable layout with bright living spaces and a fully developed basement that offers extra room for family gatherings or a home office. This home is move-in ready with major updates completed in 2020, including a new roof, siding, eaves, gutters, and windows. Step inside to a bright and inviting open-concept living and dining area, perfect for gatherings and everyday living. The kitchen is warm and functional, offering plenty of natural light and easy access to your private backyard oasis. The backyard is a private retreat with a well-kept yard, patio space, garden, and room for RV parking. Conveniently located within walking distance to schools, parks, shopping, and the temple, with quick access to Stoney Trail and public transit. This home offers incredible value and comfort, perfect for first-time buyers or growing families looking to settle in a welcoming neighbourhood.

Built in 1989



Essential Information

MLS® #	A2264819
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.08
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	223 Martindale Boulevard Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J3B8

Amenities

Parking Spaces	1
Parking	Off Street, RV Access/Parking, See Remarks, On Street, RV Gated

Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Gazebo

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

Additional Information

Date Listed	October 16th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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