

# \$645,000 - 801 Martindale Boulevard Ne, Calgary

MLS® #A2228393

## \$645,000

4 Bedroom, 4.00 Bathroom, 1,551 sqft

Residential on 0.08 Acres

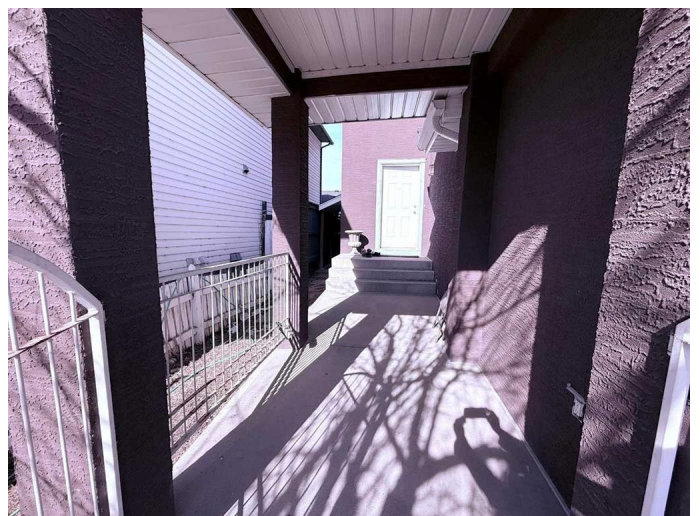
Martindale, Calgary, Alberta

Wow! Location! location! location! ! The perfect 2 story House with Stucco siding in Martindale N.E. Calgary. 3+1 Bedrooms, 4 full Bathrooms, Fully finished 1 bedrooms (illegal) basement with large living room, kitchen, den, Separate Entrance and Laundry. Master Bedroom with large Walk-IN-Closet and full bath. 2 other large size bedrooms and a full bathroom. Quartz Countertops, Large deck, Near all Amenities-Schools™s, Bus Stop, Shopping Plaza and much more! Large Back Yard and Paved Back lane, due to paved back lane and large lot not any problem for parking. Great opportunity for all types of buyers. Don't miss the chance.

Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228393    |
| Price          | \$645,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,551       |
| Acres          | 0.08        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 801 Martindale Boulevard Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 4J7                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | French Door, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer    |
| Heating           | Fireplace(s), Forced Air                                                                 |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 2                                                                                        |
| Fireplaces        | Electric, Gas                                                                            |
| Has Basement      | Yes                                                                                      |
| Basement          | Exterior Entry, Full, Suite                                                              |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Cleared |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stucco, Wood Frame                                         |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 58             |
| Zoning         | R-CG           |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.