

671 Martindale Boulevard NE  
Calgary, Alberta

MLS # A2173993



**\$640,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,775 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, No Smoking Home

**Inclusions:** N/A

Pride of ownership is evident throughout this immaculate two-story home, nestled in the highly sought-after community of Martindale. This well-maintained family home features a bright, open, and functional floor plan with an abundance of natural light. Upon entry, you're greeted by a spacious foyer leading to a beautifully designed interior that includes a large bonus room. With over 1,774 sq. ft. of developed living space, this home offers three generously sized bedrooms, 2.5 bathrooms, and a cozy yet elegant living room, complete with a gas fireplace on main and upper level. The kitchen and breakfast nook provide the perfect setting for culinary creations and casual meals. The lower level holds limitless potential, with roughed-in plumbing, awaiting your personal touch. Outside, a beautiful concrete pad overlooks a large, meticulously manicured and fenced West-facing backyard, offering a private retreat for relaxation and outdoor entertaining. The roof is approximately 7 years old. This home is conveniently located near schools, parks, shopping, and public transit, including the Martindale LRT Station and a bus stop just steps away.