

# \$539,900 - 265 Martinglen Way Ne, Calgary

MLS® #A2234889

**\$539,900**

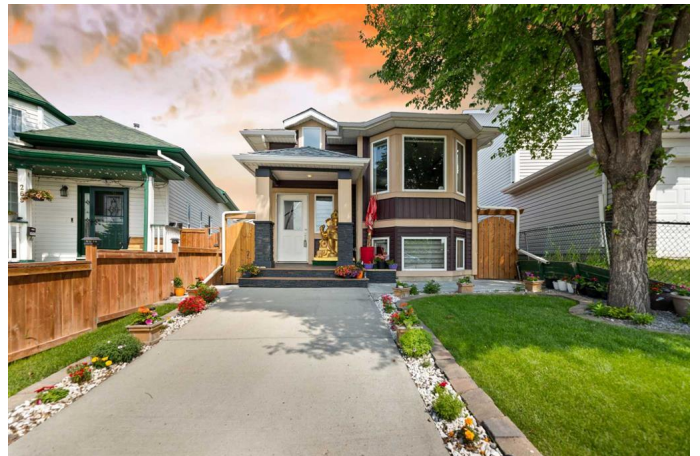
4 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome to this beautifully renovated and well taken care of Bi-level home with suited basement in the mature community of Martindale right across the playground on a quiet street. Huge foyer welcomes you with open to below ceiling, newer spindle railing and laminate flooring stairs takes you to an open concept main floor having big windows for a bright living room with tons of natural light. Main level offers 2 good size bedrooms, a full bath and an updated low maintenance spacious backyard (Spice kitchen by dining area). Upgrades include - Newer kitchen cabinets with quartz countertop, new lighting fixtures and pot lights, newer appliances with brand new fridge (1year warranty) asphalt roof shingle from 2018, renovated front exterior for a beautiful curb appeal, newer large front Drive Way, basement developed in 2018 with a separate illegal suite with 2 additional bedrooms and a full bath. The spacious finished basement offers a huge living area with laminate flooring and 3-sided window, Walking distance to Dashmesh Culture Centre, Martindale c-Train station, Martin Crossing school, shopping like Superstore and McKnight Business park and Bus stop. This home is MOVE-IN READY for all BUYERS and INVESTORS! Call your favourite realtor to book a viewing today before this gem gets sold!

Built in 1995



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234889    |
| Price          | \$539,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 932         |
| Acres          | 0.07        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 265 Martinglen Way Ne |
| Subdivision | Martindale            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 3L2               |

## Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 1                     |
| Parking        | Driveway, Parking Pad |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                                 |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full, Suite                                                                                       |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Covered Courtyard                                            |
| Lot Description   | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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