

\$624,900 - 186 Martinglen Way Ne, Calgary

MLS® #A2197497

\$624,900

5 Bedroom, 3.00 Bathroom, 1,566 sqft
Residential on 0.11 Acres

Martindale, Calgary, Alberta

Welcome to this charming home located in the vibrant MARTINDALE neighbourhood. This charming 2, 137 Square feet of living space ,

2-storey walkout, with separate entrance situated on a corner lot, offers convenience to

LRT station, and other major stores. The location is ideal for families, with several schools, The LRT Station & a Bus Stop,

Soccer, and Basketball Facilities are within walking distance. Medical, dental, and

pharmacy facilities are close by, along with numerous stores and amenities for all your

daily needs. Move-in ready and situated in a family-friendly neighbourhood. This home

offers abundant square footage and thoughtful design features to accommodate a variety of

lifestyles. Don't miss the opportunity to make this your new home in beautiful Calgary.

The home features a concrete-paved driveway, ideal for parking your extra vehicles.

Main floor features bedroom with a full bathroom and laundry, perfect for growing

family. The living room boasts with a lot of windows, allowing natural light to fill the space.

Adjacent to the living room is the dining room and a beautifully renovated kitchen with a full

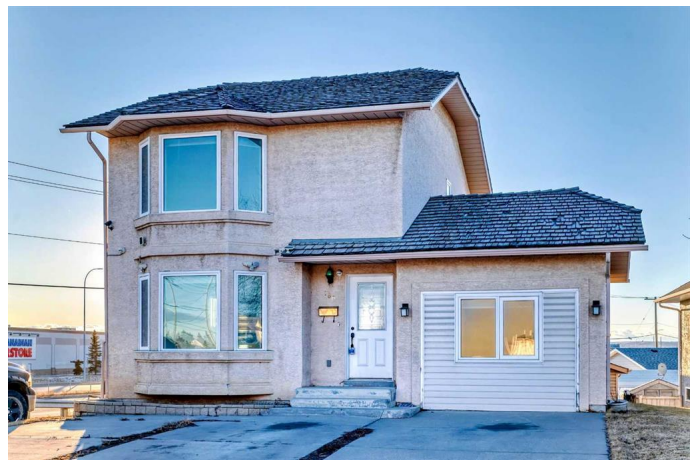
height cabinet, quartz countertops, and a backsplash. Upstairs, you'll find a 3-piece

bathroom, two good-sized bedrooms, and the primary bedroom located at the front of the

home. This home has also newer windows .

The basement features a one-bedroom

walkout illegal suite, The backyard includes an oversized 22x24 garage, perfect for keeping



your vehicles safe. Additionally, the side of the garage offers ample space to park RVs, boats, or trailers on your property.

Built in 1992

Essential Information

MLS® #	A2197497
Price	\$624,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,566
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	186 Martinglen Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3L1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Exterior Entry, Finished, Full,

Exterior

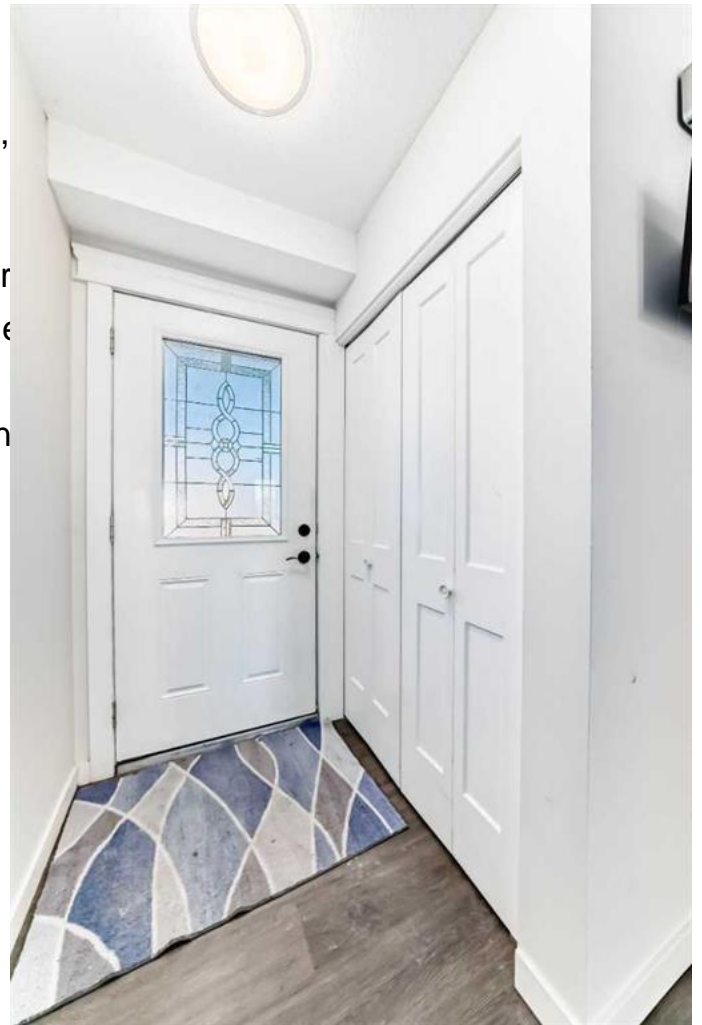
Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Corner
Roof Asphalt, Cedar Shake
Construction Concrete, Stucco, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed February 26th, 2025
Days on Market 41
Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Central)



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.