

\$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 |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.