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

MLS® #A2234889

# \$539,900

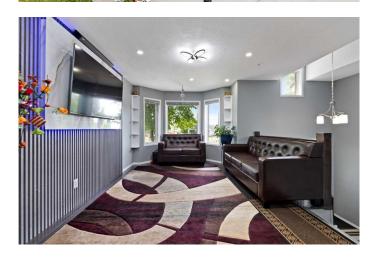
4 Bedroom, 2.00 Bathroom, 932 sqft Residential on 0.07 Acres

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 8

Zoning R-CG

# **Listing Details**

Listing Office First Place Realty

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