

# \$645,000 - 52 Martinglen Place Ne, Calgary

MLS® #A2256502

**\$645,000**

6 Bedroom, 4.00 Bathroom, 1,218 sqft

Residential on 0.14 Acres

Martindale, Calgary, Alberta

From the moment you arrive at this quiet Martindale cul-de-sac, youâ€™ll feel it â€“ the sense of belonging, the comfort of space, and the excitement of opportunity. This well-loved Bi-Level home brings it all together with a double attached garage, an oversized pie-shaped lot with alley access, and a fully finished legal basement suite that opens the door to family flexibility or steady rental income.

?? Upstairs, Life Unfolds Beautifully:

A sun-filled living room with a cozy fireplace, where family gathers and memories are made

Your own private master retreat with 4-pc ensuite to recharge and unwind

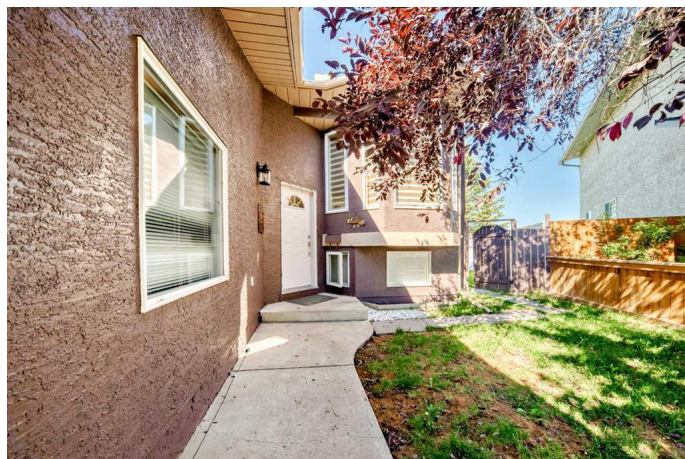
Two more spacious bedrooms + a full 4-pc bath â€“ comfort for everyone under one roof

?? Downstairs, Opportunity Lives:

A complete legal basement suite with its own private entrance

3 bright bedrooms, a full bath + a half bath â€“ the perfect setup for extended family or extra income

Thoughtfully finished, fully approved, and ready for you



?? Lifestyle Beyond the Walls:

A huge pie-shaped lot with alley access – space to play, garden, or design your future

Just a 10-minute walk to Superstore and a fitness club – errands and workouts made simple

Surrounded by more than 12 restaurants within walking distance – from quick bites to family dinners, dining out is always an option

Close to Martindale Park and Prairie Winds Park – perfect for picnics, outdoor fun, and community events

Convenient access to the LRT station – making downtown commutes and city adventures effortless

?? This isn’t just a house – it’s a place where laughter fills the living room, where the fireplace warms your evenings, and where every detail supports both family life and smart investment.

Built in 1992

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256502    |
| Price          | \$645,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,218       |
| Acres          | 0.14        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 52 Martinglen Place Ne |
| Subdivision | Martindale             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 3J1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full, Exterior Entry, Suite                                     |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard, Playground, Private Entrance              |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-CG                 |

**Listing Details**

Listing Office                      RE/MAX Key

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