

# \$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	20
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.